LOTS 4 & 5
(EX PT R/W IN OR 1067/1533)
THE PINES #3 PB 5/331-332

MYERS THOMAS A & JENNIFER
13431 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2052-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

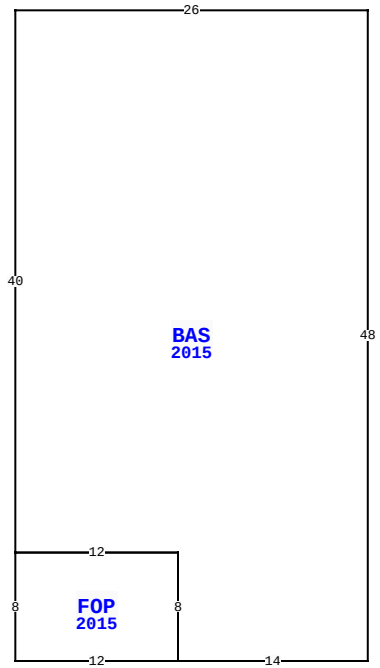
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2015	1,152	148,205
FOP	96	30	2015	29	3,731
TOTALS	1,248			1,181	151,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	134.0052	134.01	158,266	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1152 HX Base Yr 2023



13431 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,829
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,150
TOTAL MARKET VALUE		239,979
SOH/AGL Deduction		12,247
ASSESSED VALUE		227,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,010
TOTAL JUST VALUE		239,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530618	CO ISSUED	0	11/25/2015
B1530618	NEW CONSTR	132,126	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1118	1/07/2022	WD	Q	I	01	258,000
GRANTOR: BOYD JOHN W JR						
GRANTEE: MYERS THOMAS A & JE						
2520/0070	12/06/2021	QC	U	V	11	100
GRANTOR: BOYD JOHN W JR & TABA						
GRANTEE: BOYD JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 S40 FOP=[YR=2015] S8 E12 N8 W12$ E12 S8 E14 N48$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	39,900							
2	000100	C	RES	100	0004	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 12/16/2021 BY TWA Total Acres: 2.29 Total Land Value: 80,150 Market: 0 Agricultural: 0 Common: 80,150 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

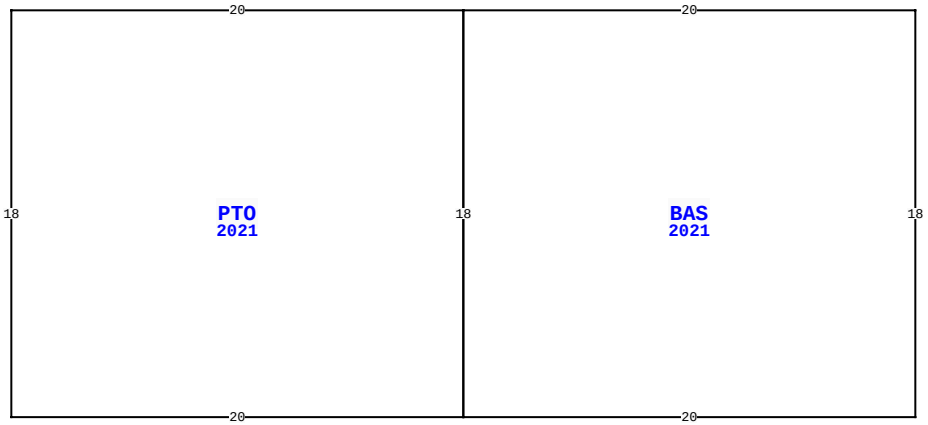
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	7,518
PTO	360	5	2021	18	376
TOTALS	720			378	7,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	378	58.1900	21.53	8,138	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 360 HX Base Yr 2023



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GRANTOR: BOYD JOHN W JR & TABA						
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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] W20 S18 E20 N18$ S18 E20 N18$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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