LOT 10
IN OR 2248/1909
EX R/W OR 1001/828

PETERS DANIEL C JR
13327 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2052-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 08

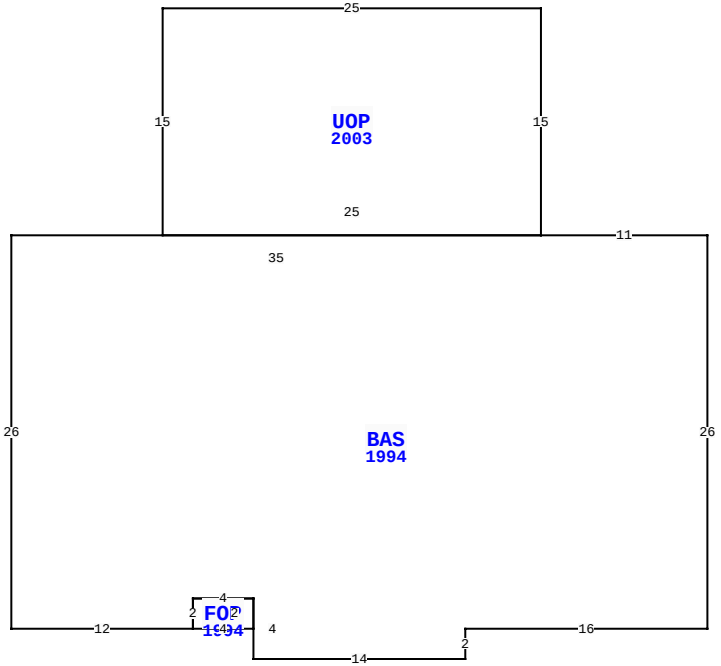
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1994	1,216	174,561
FOP	8	30	1994	2	288
UOP	375	20	2003	75	10,767
TOTALS	1,599			1,293	185,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,293	112.6944	148.76	192,347	1994	2016	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 1216 HX Base Yr



13327 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	185,615
TOTAL MARKET OB/XF VALUE	682
TOTAL LAND VALUE - MARKET	48,150
TOTAL MARKET VALUE	234,447
SOH/AGL Deduction	9,603
ASSESSED VALUE	224,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,844
TOTAL JUST VALUE	234,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941127	NEW CONSTR	65,036	10/01/1994
M94676	H/AC	1,800	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/1909	1/14/2019	WD	Q	I	01	185,000
GRANTOR: PAINTER KEVIN WADE						
GRANTEE: PETERS DANIEL C JR						
1978/1109	5/06/2015	WD	U	I	37	68,400
GRANTOR: TURRA MELISSA						
GRANTEE: PAINTER KEVIN WADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W11 UOP=[YR=2003] N15 W25 S15 E25$ W35 S26 E12
FOP=[YR=1994] E4 N2 W4 S2$ N2 E4 S4 E14 N2 E16 N26$.

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
1	0850	PEBBLE WLK	0	0	3	52	156.00	SF	3.50	3.50	100	1994	1994	3	66	360	
2	0810	CONCRETE A	0	0	3	25	75.00	SF	6.50	6.50	100	1994	1994	3	66	322	

LAND DESCRIPTION

TOTAL OB/XF 682

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	0	0004	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 01/03/2020 BY TWX Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS