NW1/4 OF NW1/4
IN OR 2771/762 AS TO PAR A
ESMT OR 541/968

KREDELL MICHAEL C & KATHY L REVOCABLE TRUST/KREDEL
10148 FORD ROAD
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/10/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	386,360
TOTAL MARKET VALUE	11,739
SOH/AGL Deduction	0
ASSESSED VALUE	11,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,739
TOTAL JUST VALUE	386,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7245	MH MOVE-ON	6,500	04/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2771/762	2/25/2025	QC	U	I	11	100
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: KREDELL MICHAEL C &						
0609/0201	10/05/1990	WD	U	I	09	90,000
GRANTOR: GRIFFIN BETH						
GRANTEE: KREDELL MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	13.72	AC		1.00	1.00	1.00	395.00	395.00	5,419							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	170.00	170.00	1,020							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	530.00	530.00	5,300							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	29.72	AC		1.00	1.00	1.00	13,000.00	13,000.00	386,360							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 29.72 Total Land Value: 11,739 Market: 386,360 Agricultural: 11,739 Common: 0 PRINTED 07/09/2026 BY SYS