

IN OR 2832/223
ESMT OR 1154/1910

MADISON ROBERT
11596 THORNHILL PLACE
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	2,014	100	2006	2,014	289,801
FOP	114	30	2006	34	4,892
UAT	504	10	2006	50	7,195
UGR	504	45	2006	227	32,664
UOP	432	20	2014	86	12,375

TOTALS	3,568			2,411	346,926
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0681	POLE SHED	0 100	38	30	1,140.00	SF	15.00	15.00
3	0681	POLE SHED	0 100	48	26	1,248.00	SF	15.00	15.00
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	10.00

REVIEW DATE	04/22/2026	BY	WWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,411	114.0720	158.56	382,288	2006	2006	0	0	0	9.25
1 SNGL FAM 100% - 2026 Heated Area: 2014 HX Base Yr											

11596 THORNHILL PL, BRYCEVILLE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE	01/31/2025	KBA
	INC DATE	AG DATE		

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
2	0681	POLE SHED	0 100	38	30	1,140.00	SF	15.00	15.00	100	2010	2010	3	52	8,892	
3	0681	POLE SHED	0 100	48	26	1,248.00	SF	15.00	15.00	100	2010	2010	3	52	9,734	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

TOTAL OB/XF													68,626		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
07	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	:			

Total Acres: 10.00	Total Land Value: 190,000	Market: 0	Agricultural: 0	Common: 190,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				346,926	
TOTAL MARKET OB/XF VALUE				68,626	
TOTAL LAND VALUE - MARKET				190,000	
TOTAL MARKET VALUE				605,552	
SOH/AGL Deduction				0	
ASSESSED VALUE				605,552	
TOTAL EXEMPTION VALUE		13		605,552	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				605,552	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				640,976	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230015510	ADD INGROUND POOL	70,000	12/05/2023
21000784	NEW ROOF	16,000	01/25/2021
C14619	CO ISSUED	150,927	02/01/2005
E14401	ELEC OTHER	1,000	02/01/2005
M09317	MECH OTHER	0	02/01/2005
P09066	OTHER	0	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	11/20/2025	CN	Q	I	01	685,000	
GRANTOR: PARKER LOWERY K & DEN							
GRANTEE: MADISON ROBERT							
1063/1393	6/19/2002	WD	U	I		125,000	
GRANTOR: WHITE REGINALD L & AN							
GRANTEE: PARKER LOWERY K & D							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=0,0] W23 W41 S6 S24 E19 N6 E19 S14 E26 N38 \$									
UGR=[YR=2006;ORIG=-64,6] W21 S24 E21 N24 \$									
UOP=[YR=2014;ORIG=-23,0] N18 W24 S18 E24 \$									
FOP=[YR=2006;ORIG=-45,30] E19 N6 W19 S6 \$									
UAT=[YR=2006;ORIG=-109,6] E21 S24 W21 N24 \$									