PT W1/2 OF SW1/4 OF SW1/4
SEC 2-2S-24E IN OR 2714/614
PARCELS A & B &

HETZ LARRY L & LINDA P L/E/
11471 GOLDEN EAGLE PLACE
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

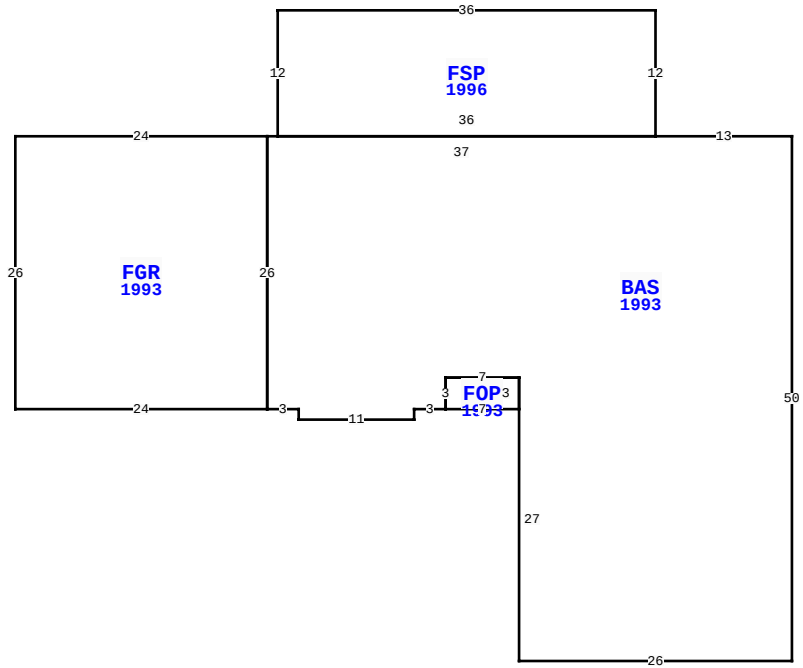
DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1993	1,914	192,673
FGR	624	55	1993	343	34,528
FOP	21	30	1993	6	604
FSP	432	40	1996	173	17,415
TOTALS	2,991			2,436	245,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	130.1685	136.68	332,952	1988	1988	0	0	0	26.35	73.65

1 SINGLE FAM 100% - 0 Heated Area: 1914 HX Base Yr



11471 GOLDEN EAGLE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	10/27/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,120
TOTAL MARKET OB/XF VALUE		21,210
TOTAL LAND VALUE - MARKET		205,500
TOTAL MARKET VALUE		340,746
SOH/AGL Deduction		181,669
ASSESSED VALUE		159,077
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		102,666
TOTAL JUST VALUE		480,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009892	GARAGE	22,459	10/19/2020
B029960	GARAGE	39,600	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/614	5/08/2024	WD	U	I	11	100
GRANTOR: HETZ LARRY LEROY & LI						
GRANTEE: HETZ LANCE MARSHALL						
0184/0432	1/01/1974	MS	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1996] N12 W36 S12 E36$ W37
FGR=[YR=1993] W24 S26 E24 N26$ S26 E3 S1 E11 N1 E3
FOP=[YR=1993] E7 N3 W7 S3$ N3 E7 S27 E26 N50$.

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	0510	GARAGE WD-	0	100	30	45	1,350.00	SF	35.00	35.00	100	1970	1970	3	20	9,450	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2002	2002	3	28	11,760	

LAND DESCRIPTION

TOTAL OB/XF 21,210

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	19,000.00	19,000.00	62,130							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005010	A	SERVICE ACRE	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.98	AC		1.00	1.00	1.00	200.00	200.00	796							
5	006005	A	PASTURE - GR	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.48	AC		1.00	1.00	1.00	19,000.00	19,000.00	142,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.75 Total Land Value: 65,416 Market: 142,120 Agricultural: 2,036 Common: 63,380 PRINTED 07/09/2026 BY SYS

PT W1/2 OF SW1/4 OF SW1/4
SEC 2-2S-24E IN OR 2714/614
PARCELS A & B &

HETZ LARRY L & LINDA P L/E/
11471 GOLDEN EAGLE PLACE
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0002-0030

BUILDING CHARACTERISTICS

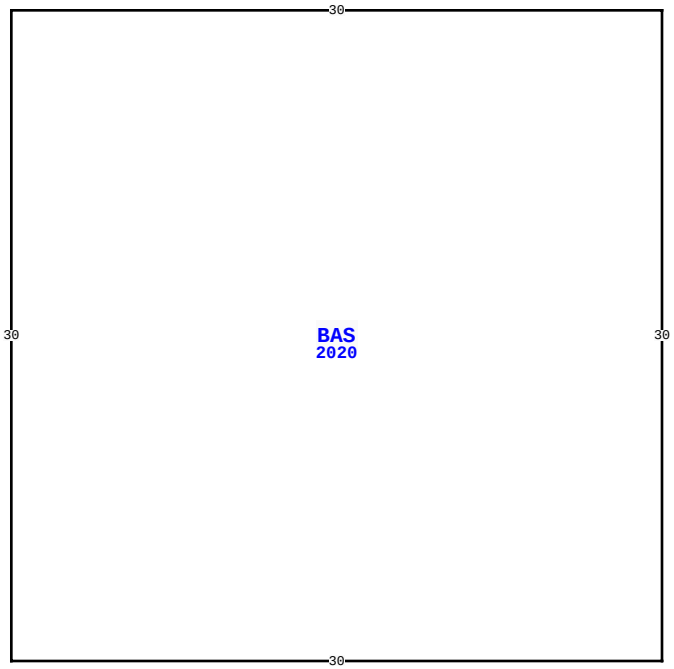
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5601	TIMBER 2-3 SI 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
BAS	900	100	2020	900	8,901
TOTALS	900			900	8,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	26.7030	10.41	9,369	2020	2020	0	0	0	5.00	95.00

3 GARAGE RES 100% - 0 Heated Area: 900 HX Base Yr



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XF DATE		LAND DATE	05/08/2026 MLU
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11471 GOLDEN EAGLE PL, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HETZ LARRY LEROY & LI						
GRANTEE: HETZ LANCE MARSHALL						
0184/0432	1/01/1974	MS	U	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S30 E30 N30$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.75 Total Land Value: 65,416 Market: 142,120 Agricultural: 2,036 Common: 63,380 PRINTED 07/09/2026 BY SYS