PARCELS 3-1 3-2 & 6-1
IN OR 2578/1402& PT OR 918/662

HOLTON CECIL & CAROLYN L/E/
13056 HOLTON LANE
BRYCEVILLE, FL 32009

2026

04-1S-23-0000-0006-0010

BUILDING CHARACTERISTICS

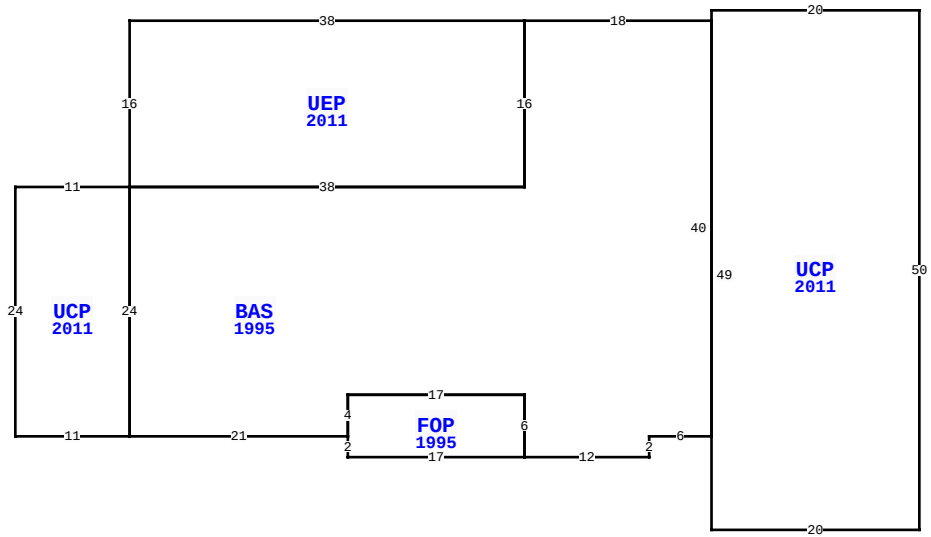
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	1995	1,588	154,856
FOP	102	30	1995	31	3,023
UCP	264	20	2011	53	5,168
UCP	1,000	20	2011	200	19,503
UEP	608	60	2011	365	35,593
TOTALS	3,562			2,237	218,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	105.8400	111.13	248,598	1995	2000	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 1996 Heated Area: 1588 HX Base Yr 1996



13056 HOLTON LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,267
TOTAL MARKET OB/XF VALUE		15,584
TOTAL LAND VALUE - MARKET		71,400
TOTAL MARKET VALUE		318,251
SOH/AGL Deduction		144,142
ASSESSED VALUE		174,109
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,698
TOTAL JUST VALUE		318,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014880	REPAIR/RRF	20,000	10/05/2022
E952046	NEW CONSTR	0	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1402	7/18/2022	SW	U	I	11	100
GRANTOR: HOLTON CECIL & CAROLY						
GRANTEE: HOLTON CECIL R JR &						
0726/1829	4/03/1995	WD	Q	I	01	19,000
GRANTOR: HOLTON ETHEL						
GRANTEE: HOLTON CECIL & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2011] W20 S1 BAS=[YR=1995] W18 UEP=[YR=2011] W38 S16 UCP=[YR=2011] W11 S24 E11 N24$ E38 N16$ S16 W38 S24 E21 FOP=[YR=1995] S2 E17 N6 W17 S4$ N4 E17 S6 E12 N2 E6 N40$ S49 E20 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	0940	SHEDS/PORT	0	100	9	18	162.00	SF	13.20	13.20	100	1985	1985	3	20	428	
2	0681	POLE SHED	0	100	7	18	126.00	SF	15.00	15.00	100	1985	1985	3	20	378	
3	0681	POLE SHED	0	100	11	18	198.00	SF	15.00	15.00	100	1985	1985	3	20	594	
6	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2000	2000	3	26	2,184	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,584

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	1.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	51,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	34,000.00	34,000.00	20,400							

REVIEW DATE 02/10/2023 BY WWX Total Acres: 2.10 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 07/09/2026 BY SYS

PARCELS 3-1 3-2 & 6-1
IN OR 2578/1402& PT OR 918/662

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13056 HOLTON LANE
BRYCEVILLE, FL 32009

2026

04-1S-23-0000-0006-0010

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

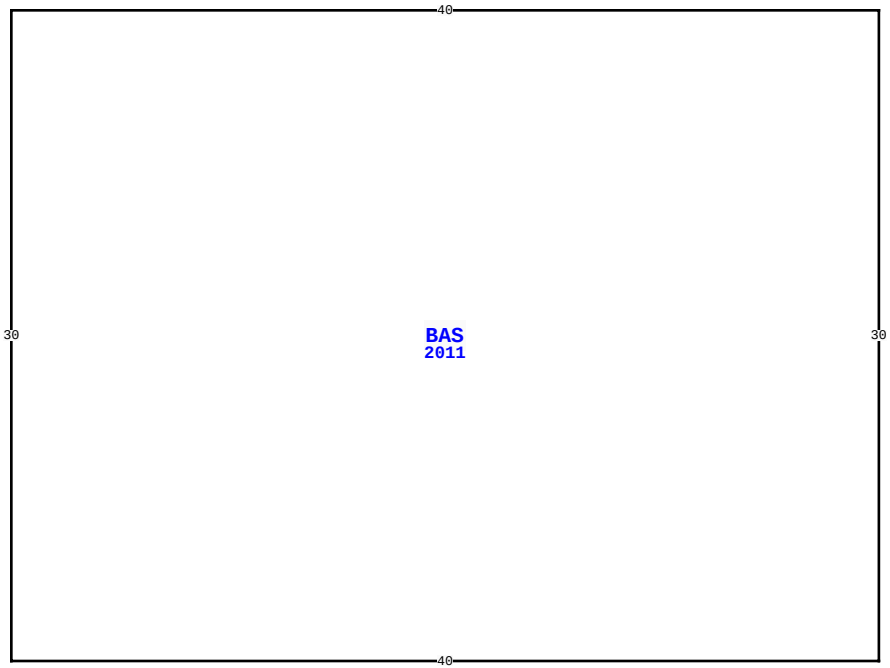
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2011	1,200	13,122
TOTALS	1,200			1,200	13,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	21.87	26,244	1996	1996	0	0	0	50.00	50.00

3 GARAGE RES 100% - 1996 Heated Area: 1200 HX Base Yr 1996



13056 HOLTON LN, BRYCEVILLE

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INCOME VALUE		
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0726/1829	4/03/1995	WD	Q	I	01	19,000
GRANTOR: HOLTON ETHEL						
GRANTEE: HOLTON CECIL & CARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W40 S30 E40 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 02/10/2023 BY WWX Total Acres: 2.10 Total Land Value: 71,400 Market: 0 Agricultural: 0 Common: 71,400 PRINTED 07/09/2026 BY SYS