LOT 8
TIMBER RUN SUB PB 6/310

COWHERD MICHAEL & KRISTIN
12531 CR 121
BRYCEVILLE, FL 32009

**2026**

**04-1S-23-2052-0008-0000**

## BUILDING CHARACTERISTICS

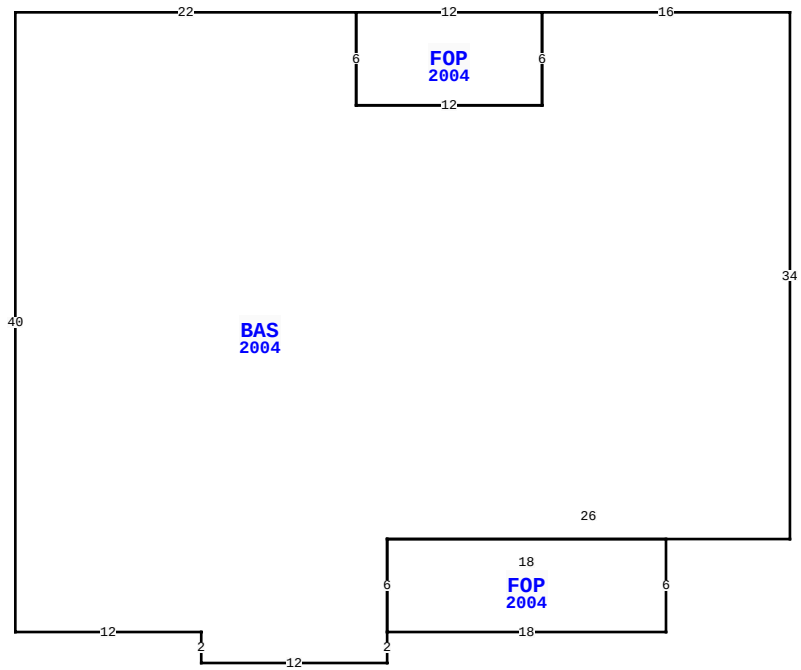
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,796 | 100 | 2004 | 1,796 | 259,631 |
| FOP | 72 | 30 | 2004 | 22 | 3,180 |
| FOP | 108 | 30 | 2004 | 32 | 4,626 |
| TOTALS | 1,976 | | | 1,850 | 267,437 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,850 | 116.2000 | 161.52 | 298,812 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 100% - 2026 Heated Area: 1796 HX Base Yr 2026




12531 CR 121, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 267,437 |
| TOTAL MARKET OB/XF VALUE | | 16,730 |
| TOTAL LAND VALUE - MARKET | | 97,580 |
| TOTAL MARKET VALUE | | 381,747 |
| SOH/AGL Deduction | | 51,040 |
| ASSESSED VALUE | | 330,707 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 279,296 |
| TOTAL JUST VALUE | | 381,747 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,349 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008597 | REPAIR/RRF | 0 | 09/17/2020 |
| W04237 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2808/724 | 7/24/2025 | WD | Q | I | 01 | 450,000 |
| GRANTOR: WISDOM SHELBY & HUNTE | | | | | | |
| GRANTEE: COWHERD MICHAEL & K | | | | | | |
| 2461/1929 | 5/04/2021 | WD | Q | I | 01 | 310,000 |
| GRANTOR: ANDREWS MATTHEW W | | | | | | |
| GRANTEE: WISDOM SHELBY & HUN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W16 FOP=[YR=2004] W12 S6 E12 N6$ S6 W12 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2004] E18 N6 W18 S6$ N6 E26 N34$ .

## 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 | 40 | 30 | 1,200.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 30 | 12,600 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 86 | 3,010 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 35 | 16 | 560.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 20 | 1,120 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,730

| 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 | 2.87 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 97,580 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.87 Total Land Value: 97,580 Market: 0 Agricultural: 0 Common: 97,580 PRINTED 07/09/2026 BY SYS