LOT 12
IN OR 2178/347
TIMBER RUN SUB PB 6/310

EDMONDS DARRELL B & TINA M
12409 CR 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0012-0000

BUILDING CHARACTERISTICS

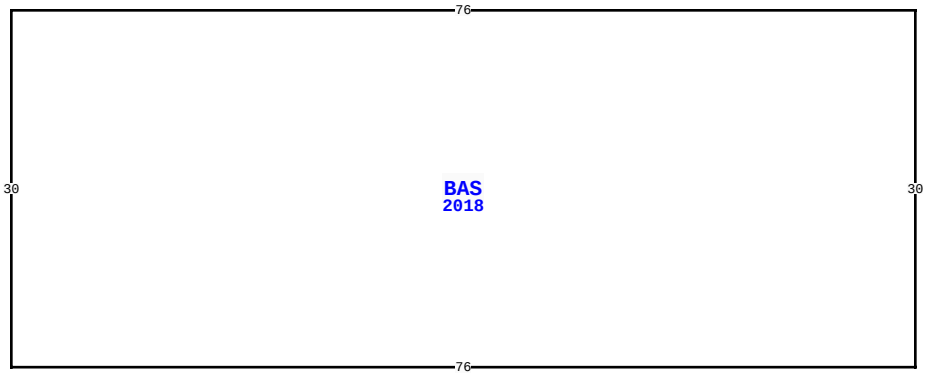
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,280	100	2018	2,280	265,900
TOTALS	2,280			2,280	265,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	126.5621	120.23	274,124	2018	2018	0	0	0	3.00	97.00

1 SFR MODULR 100% - 2020 Heated Area: 2280 HX Base Yr 2020



12409 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		265,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		338,000
TOTAL MARKET VALUE		603,900
SOH/AGL Deduction		281,010
ASSESSED VALUE		322,890
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		271,479
TOTAL JUST VALUE		603,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011466	CO ISSUED	0	11/16/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/0347	2/16/2018	WD	U	V	30	100,000
GRANTOR: HERNDEN CHARLES STEVE						
GRANTEE: EDMONDS DARRELL B &						
1563/1280	4/28/2008	WD	Q	V	01	115,700
GRANTOR: HERNDEN TINA M						
GRANTEE: HERNDEN CHARLES STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 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
1	000100	C	RES	100	0004	OR	0.00	0.00	26.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	338,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 26.00 Total Land Value: 338,000 Market: 0 Agricultural: 0 Common: 338,000 PRINTED 07/09/2026 BY SYS