PT OF SW1/4 OF NE1/4
IN OR 2630/329 EX 2-4 & 2-5)
ESMT IN OR 378-441, OR 2647-217

HARRELL JOHN & BROOKE
1529 KINARD ROAD
BRYCEVILLE, FL 32009

2026

05-1S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	14	CARPET 30
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
Quality	03	Quality Level 03

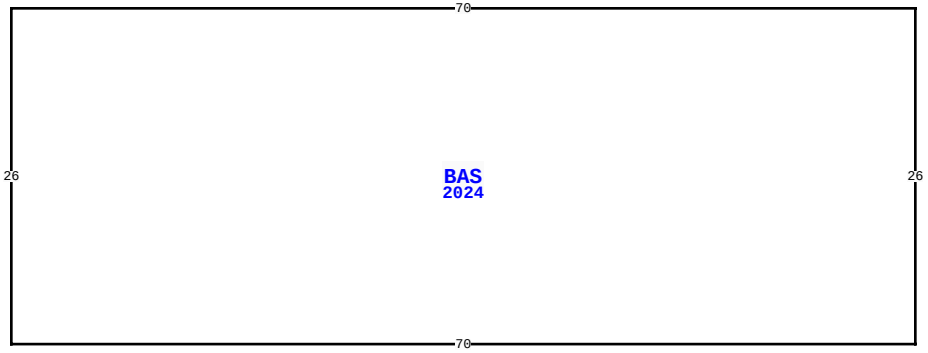
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2024	1,820	187,171
TOTALS	1,820			1,820	187,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	116.6000	104.94	190,991	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2024 Heated Area: 1820 HX Base Yr 2024



1529 KINARD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		187,171
TOTAL MARKET OB/XF VALUE		11,760
TOTAL LAND VALUE - MARKET		111,160
TOTAL MARKET VALUE		310,091
SOH/AGL Deduction		85,350
ASSESSED VALUE		224,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,330
TOTAL JUST VALUE		310,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230016380	30X40 POLE BARN	38,520	12/27/2023
230010433	CO ISSUED		08/15/2023
230007280	REPLACEMENT DWMH	0	06/07/2023
23001165	DEMOLITION	3,000	01/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/329	3/30/2023	WD	Q	I	03	70,000
GRANTOR: LANE WANDA R &						
GRANTEE: HARRELL JOHN & BROO						
2630/327	7/26/2021	FJ	U	I	11	0
GRANTOR: ROWE NULFAY D EST						
GRANTEE: LANE WANDA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,20] S26 E70 N26 W70 $
.

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	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2025	2024		98	11,760	

LAND DESCRIPTION

TOTAL OB/XF 11,760

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	0005	OR	0.00	0.00	3.97	AC		1.00	1.00	1.00	28,000.00	28,000.00	111,160							

REVIEW DATE 12/30/2024 BY WW Total Acres: 3.97 Total Land Value: 111,160 Market: 0 Agricultural: 0 Common: 111,160 PRINTED 07/09/2026 BY SYS