

PT OF SW1/4 OF NE1/4
IN OR 2743/193
ESMT IN OR 2756/411

KEEN ROBERT W
11613 CAPISTRANO PLACE
BRYCEVILLE, FL 32009

2026

05-1S-23-0000-0002-0100



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																																															
																		VALUATION BY STANDARD																																															
																		Tax Group: 6												Tax Dist:																																			
																		BUILDING MARKET VALUE												0																																			
																		TOTAL MARKET OB/XF VALUE												12,000																																			
																		TOTAL LAND VALUE - MARKET												82,280																																			
																		TOTAL MARKET VALUE												94,280																																			
																		SOH/AGL Deduction												51,019																																			
																		ASSESSED VALUE												43,261																																			
																		TOTAL EXEMPTION VALUE												0																																			
																		BASE TAXABLE VALUE												43,261																																			
DOR CODE						0001						VAC W/XFOB																																																					
MAP NUM												MKT AREA						09																																															
NEIGHBORHOOD/LOC						9001.00																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																												
																		PERMIT NUM												DESCRIPTION												AMT												ISSUED											
																		C0250001444												CO ISSUED																								02/11/2025											
																		M240012226												NEW DWMH																								10/31/2024											
TOTALS																																																																	
EXTRA FEATURES						11597 CAPISTRANO PL, BRYCEVILLE												BLD DATE												LGL DATE																																			
																		XF DATE												LAND DATE																																			
																		INC DATE												AG DATE																																			
L N	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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000																																																	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000																																																	
LAND DESCRIPTION						TOTAL OB/XF												12,000																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0005	OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	34,000.00	34,000.00	82,280																																																
REVIEW DATE						06/06/2025						BY						WW						Total Acres: 2.42						Total Land Value: 82,280						Market: 0						Agricultural: 0						Common: 82,280						PRINTED 07/09/2026 BY SYS											