PT OF SEC W OF US 301 &
E OF SCL IN OR 1797/1029 &
OR 1641/1054 & OR 2276/114

MARCELLE GREGG & LISA
11854 US HWY 301
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

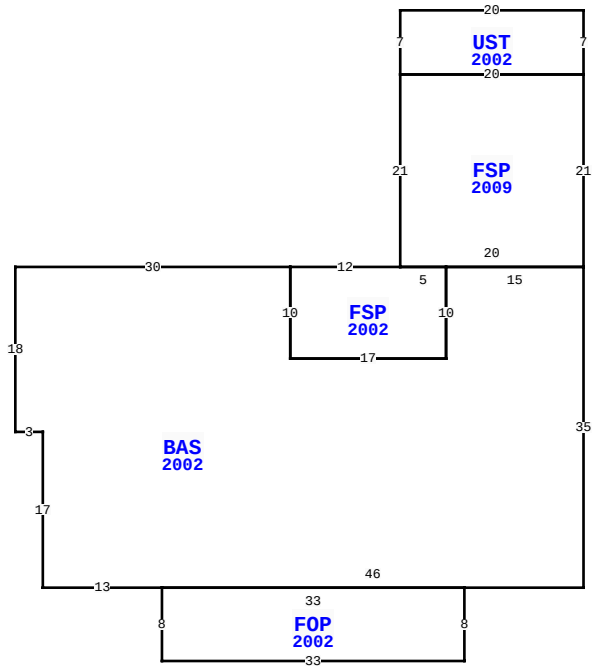
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	2002	1,949	209,938
FOP	264	30	2002	79	8,509
FSP	170	40	2002	68	7,325
FSP	420	40	2009	168	18,097
UST	140	45	2002	63	6,786
TOTALS	2,943			2,327	250,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,327	123.9700	130.17	302,906	2002	2002	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2005 Heated Area: 1949 HX Base Yr 2005



11854 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,655
TOTAL MARKET OB/XF VALUE		13,991
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		348,646
SOH/AGL Deduction		162,160
ASSESSED VALUE		186,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,075
TOTAL JUST VALUE		348,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029495	NEW CONSTR	144,426	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/0114	5/22/2019	QC	U	V	11	100
GRANTOR: NELSON LISA						
GRANTEE: MARCELLE LISA FKA L						
1797/1029	5/26/2012	QC	U	I	11	77,500
GRANTOR: MARCELLE LISA						
GRANTEE: MARCELLE GREGG & LI						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2002] W20 S7 FSP=[YR=2009] S21 FSP=[YR=2002] W12 BAS=[YR=2002] W30 S18 E3 S17 E13 FOP=[YR=2002] S8 E33 N8 W33 $ E46 N35 W15 S10 W17 N10 $ S10 E17 N10 W5 $ E20 N21 W20 $ E20 N7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2004	2004	3	20	720	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
5	0820	WOOD WALK	0	100	0	0	300.00	SF	11.75	11.75	100	2019	2019	3	62	2,186	
6	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	2019	2019	3	78	2,145	

LAND DESCRIPTION

TOTAL OB/XF 13,991

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	1.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS