PT OF LOT 20 S-1 & S-2
IN OR 844/1014
KAST ESTATES UNIT 1 UNR

MALONE JOHN D & KIMBERLY A
1451 MAPLE DRIVE
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0020-0010

BUILDING CHARACTERISTICS

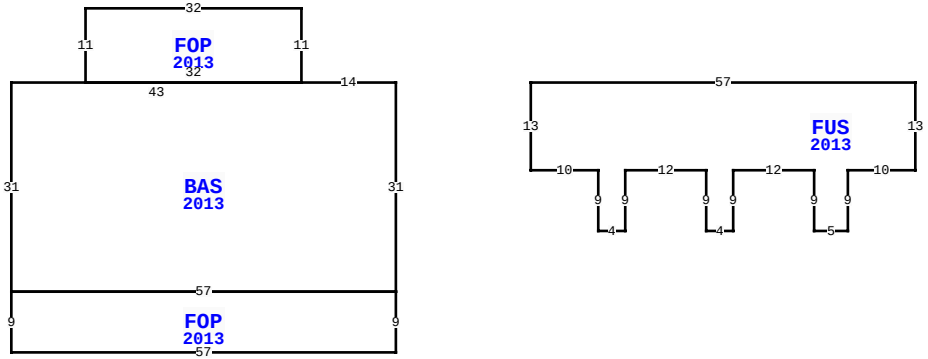
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	1,767	100	2013	1,767	229,650
FOP	352	30	2013	106	13,776
FOP	513	30	2013	154	20,015
FUS	858	100	2013	858	111,511
TOTALS	3,490			2,885	374,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,885	98.9444	137.53	396,774	2013	2013	0	0	0	5.50	94.50

2 SNGL FAM 100% - 1999 Heated Area: 2625 HX Base Yr 1999



1451 MAPLE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/21/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	374,951
TOTAL MARKET OB/XF VALUE	6,085
TOTAL LAND VALUE - MARKET	93,822
TOTAL MARKET VALUE	399,658
SOH/AGL Deduction	178,485
ASSESSED VALUE	221,173
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	169,762
TOTAL JUST VALUE	474,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01706	GAS	500	03/01/2012
E0922196	ELEC OTHER	2,000	10/01/2009
M0914899	H/AC	0	10/01/2009
P0913996	OTHER	0	10/01/2009
B22238	NEW CONSTR	221,166	01/01/2009
R11732	REPAIR/RRF	2,000	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1014	8/11/1998	WD	Q	V		33,000
GRANTOR: ELDRIDGE CALVIN M JR						
GRANTEE: MALONE JOHN & KIMBE						
0217/0695	5/18/1976	MS	U	V		14,700
GRANTOR: VAN SICKLE WILLIAM E						
GRANTEE: ELDRIDGE CALVIN M J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FOP=[YR=2013] N11 W32 S11 E32$ W43 S31
FOP=[YR=2013] S9 E57 N9 W57$ E57 N31$ PTR = E20 FUS=[YR=2013]
E57 S13 W10 S9 W5 N9 W12 S9 W4 N9 W12 S9 W4 N9 W10 N13$ W20$.

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
2	0940	SHEDS/PORT	0	100	7	8	56.00	SF	21.30	21.30	100	1993	1993	3	20	239	
3	0510	GARAGE WD-	0	100	32	24	768.00	SF	26.25	26.25	100	2003	2003	3	29	5,846	

LAND DESCRIPTION

TOTAL OB/XF 6,085

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.34	AC		1.00	1.00	0.70	19,000.00	13,300.00	17,822							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	200.00	200.00	800							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	76,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.34 Total Land Value: 18,622 Market: 76,000 Agricultural: 800 Common: 17,822 PRINTED 07/09/2026 BY SYS