PT LOT 39 IN OR 2822/0452
(EX ESMT IN OR 1890/1540)
KAST ESTATES UNIT 1 UNR

CENTER MATTHEW MARVIN
1277 MAGNOLIA DR
BRYCEVILLE, FL 32009

2026

05-2S-23-1500-0039-0000

BUILDING CHARACTERISTICS

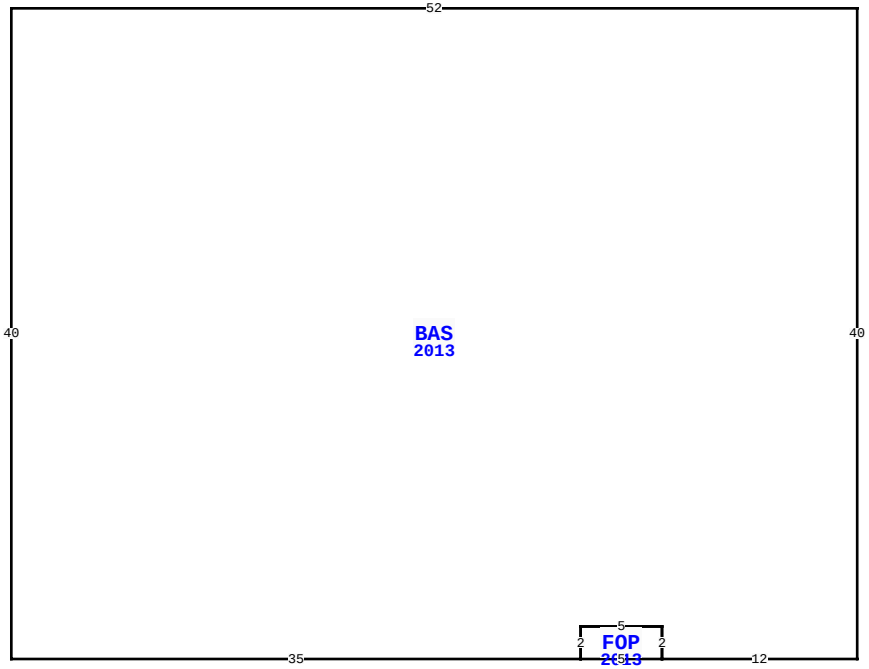
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,070	100	2013	2,070	193,268
FOP	10	30	2013	3	280
TOTALS	2,080			2,073	193,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,073	104.0000	98.80	204,812	2013	2013	0	0	0	5.50	94.50

1 SFR MODULR 100% - 2026 Heated Area: 2070 HX Base Yr



1277 MAGNOLIA DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,547
TOTAL MARKET OB/XF VALUE		16,416
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		294,963
SOH/AGL Deduction		0
ASSESSED VALUE		294,963
TOTAL EXEMPTION VALUE	13	294,963
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		294,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326780	MODULAR HM	0	01/01/2013
M1317850	H/AC	0	01/01/2013
P1316314	OTHER	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/452	10/10/2025	WD	Q	I	01	320,000
GRANTOR: WAITE JOHN P & MAUREE						
GRANTEE: CENTER MATTHEW MARV						
1478/1615	2/14/2007	WD	Q	I	01	100
GRANTOR: WAITE JOHN PAUL						
GRANTEE: WAITE JOHN P & MAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S40 E35 FOP=[YR=2013] E5 N2 W5 S2$ N2 E5 S2 E12 N40$.

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	0681	POLE SHED	0	100	38	32	1,216.00	SF	15.00	15.00	100	2021	2021	3	90	16,416	

LAND DESCRIPTION

TOTAL OB/XF 16,416

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	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS