LOT 2
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2590-178

JOHANNSEN RICHARD V & LAURA M
18064 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

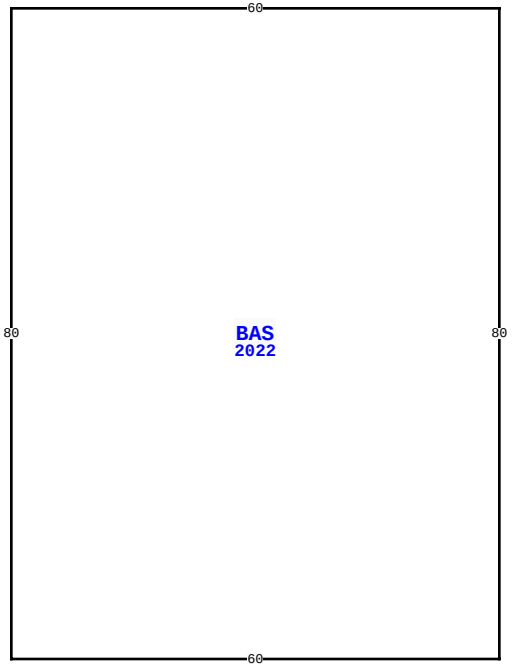
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,800	100	2022	4,800	82,597
TOTALS	4,800			4,800	82,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	4,800	45.4940	17.74	85,152	2022	2022	0	0	0	3.00	97.00

1 GARAGE RES 0% - 0 Heated Area: 4800 HX Base Yr



18064 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,597
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	284,597
SOH/AGL Deduction	68,217
ASSESSED VALUE	216,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,380
TOTAL JUST VALUE	284,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009565	PRIVATE PROVIDER	652,273	08/16/2024
22012454	GARAGE	145,056	08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2465/1938	5/28/2021	WD	Q	V	01	87,900

GRANTOR: 320 NASSAU LLC
GRANTEE: JOHANNSEN RICHARD V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W60 S80 E60 N80$.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0003	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 01/15/2026 BY WWX Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS