LOT 4
NORTHWOOD FARMS OR 2465/940
ESMT IN OR 2554-348

BALCITA KIERRAN N
17940 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

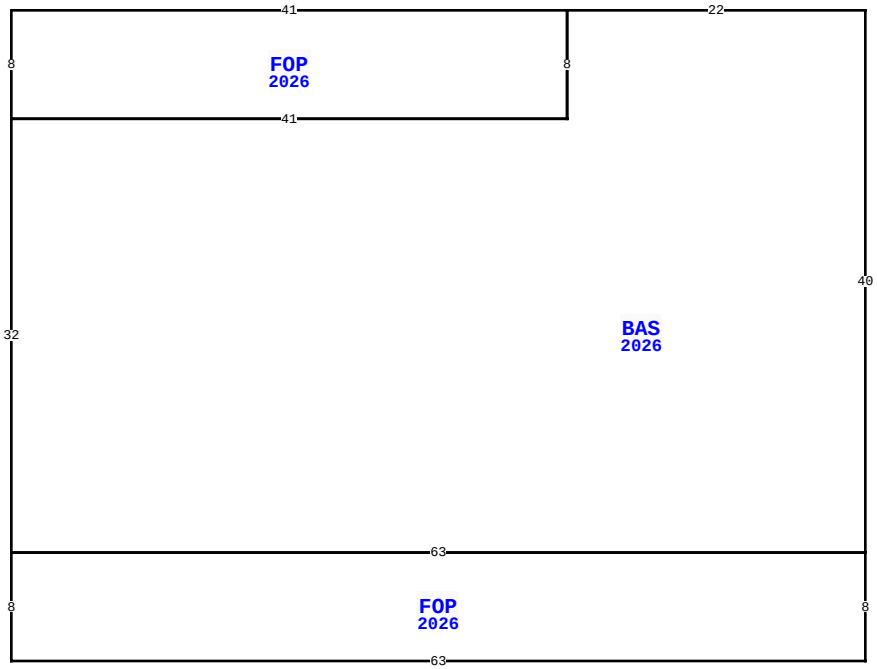
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	2,192	100	2026	2,192	346,139
FOP	328	30	2026	98	15,475
FOP	504	30	2026	151	23,844
TOTALS	3,024			2,441	385,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,441	113.6016	157.91	385,458	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2192 HX Base Yr 2026



17940 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		385,458
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		577,458
SOH/AGL Deduction		0
ASSESSED VALUE		577,458
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		521,047
TOTAL JUST VALUE		577,458
NCON VALUE		387,458
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250003043	PRIVATE PROVIDER	395,947	03/25/2025
B240005023	PRIVATE PROVIDER	395,947	04/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0595	6/14/2021	WD	Q	V	05	175,800

GRANTOR: 320 NASSAU LLC
GRANTEE: BALCITA KIERRAN N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=63,12] W22 S8 W41 S32 E63 N40 $
FOP=[YR=2026;ORIG=0,12] E41 S8 W41 N8 $
FOP=[YR=2026;ORIG=0,60] E63 N8 W63 S8 $
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	100	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 06/06/2025 BY WW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS