LOT 8
NORTHWOOD FARMS OR 2465/940
ESMT IN OR 2656-717

POWELL SAMUEL W & ASHLEY ANNETTE
17630 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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

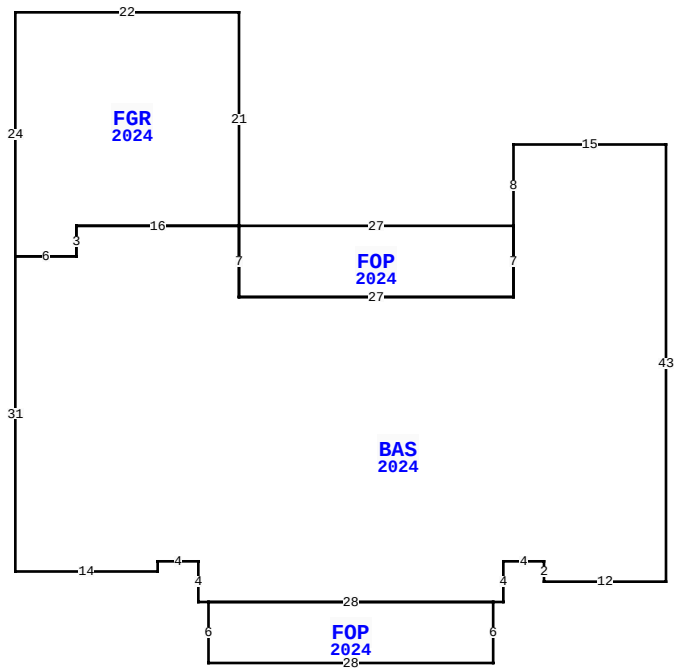
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2024	2,183	337,803
FGR	480	55	2024	264	40,852
FOP	168	30	2024	50	7,737
FOP	189	30	2024	57	8,821
TOTALS	3,020			2,554	395,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,554	111.8880	155.52	397,198	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2183 HX Base Yr 2024



17630 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		395,212
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		103,930
TOTAL MARKET VALUE		501,122
SOH/AGL Deduction		136,888
ASSESSED VALUE		364,234
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,823
TOTAL JUST VALUE		501,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011611	CO ISSUED		09/12/2023
22008812	NEW CONSTR	359,880	06/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1239	9/21/2023	WD	U	V	11	100
GRANTOR: 320 NASSAU LLC						
GRANTEE: POWELL SAMUEL WILLI						
2517/1167	11/30/2021	WD	Q	V	01	75,900
GRANTOR: 320 NASSAU LLC						
GRANTEE: POWELL SAMUEL WILLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=64,12] W15 S8 S7 W27 N7 W16 S3 W6 S31 E14 N1 E4 S4 E1 E28 E1 N4 E4 S2 E12 N43 $
FGR=[YR=2024;ORIG=0,-1] E22 S21 W16 S3 W6 N24 $
FOP=[YR=2024;ORIG=22,20] E27 S7 W27 N7 $
FOP=[YR=2024;ORIG=19,57] E28 S6 W28 N6 $
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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	2024	2023		99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	2.92	AC		1.00	1.00	1.00	34,000.00	34,000.00	99,280							
2	009605	C	WETLANDS	100		OR	0.00	0.00	4.65	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,650							

REVIEW DATE 10/02/2023 BY WW Total Acres: 7.57 Total Land Value: 103,930 Market: 0 Agricultural: 0 Common: 103,930 PRINTED 07/09/2026 BY SYS