LOT 12
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2574-1055

MASON CHRISTOPHER D & EMILY J
17320 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0012-0000

BUILDING CHARACTERISTICS

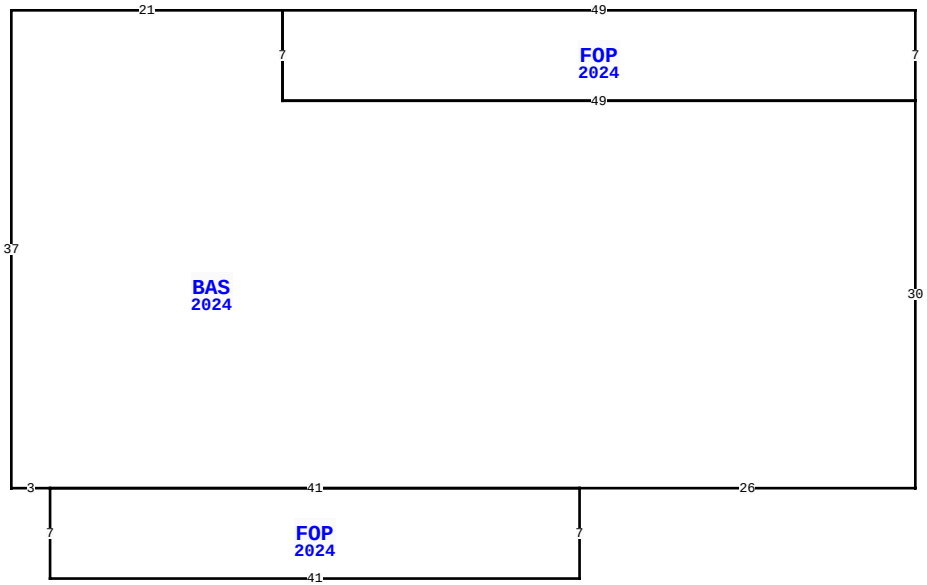
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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	2,247	100	2024	2,247	359,444
FOP	287	30	2024	86	13,757
FOP	343	30	2024	103	16,476
TOTALS	2,877			2,436	389,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	115.6596	160.77	391,636	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2247 HX Base Yr 2024



17320 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		404,133
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		154,900
TOTAL MARKET VALUE		562,498
SOH/AGL Deduction		111,569
ASSESSED VALUE		450,929
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		394,518
TOTAL JUST VALUE		562,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005575	CO ISSUED		04/28/2023
23001595	GARAGE	39,888	02/06/2023
22009560	NEW CONSTR	349,768	06/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2470/0663	6/11/2021	WD	Q	V	01	87,900

GRANTOR: 320 NASSAU LLC
GRANTEE: MASON CHRISTOPHER D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,0] W49 N7 W21 S37 E3 E41 E26 N30 $
FOP=[YR=2024;ORIG=91,-7] E49 S7 W49 N7 $
FOP=[YR=2024;ORIG=73,30] E41 S7 W41 N7 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	8.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,950							
2	009605	C	WETLANDS	100		OR	0.00	0.00	1.95	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,950							

REVIEW DATE 06/28/2023 BY WW Total Acres: 10.00 Total Land Value: 154,900 Market: 0 Agricultural: 0 Common: 154,900 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

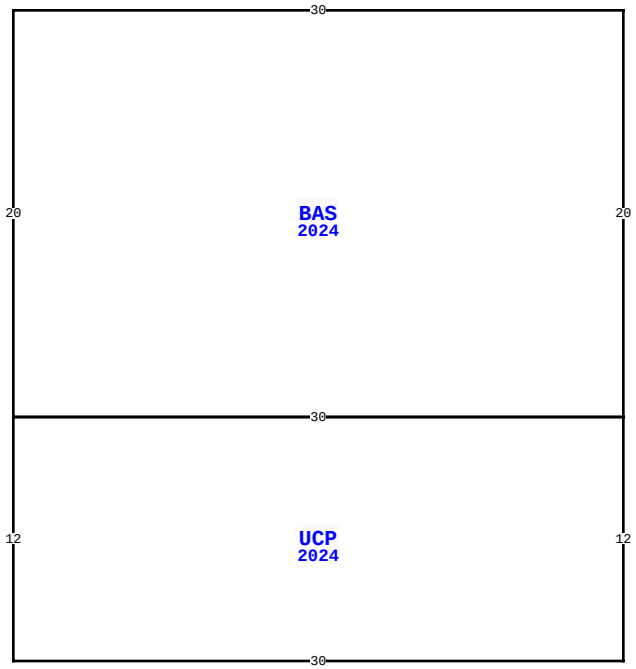
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	600	100	2024	600	12,907
UCP	360	20	2024	72	1,548
TOTALS	960			672	14,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	56.2925	21.95	14,750	2023	2023	0	0	0	2.00	98.00

2 GARAGE RES 100% - 2024 Heated Area: 600 HX Base Yr 2024



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2470/0663	6/11/2021	WD	Q	V	01	87,900

GRANTOR: 320 NASSAU LLC
GRANTEE: MASON CHRISTOPHER D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,0] E30 S20 W30 N20 $
UCP=[YR=2024;ORIG=40,20] E30 S12 W30 N12 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/28/2023 BY WW Total Acres: 10.00 Total Land Value: 154,900 Market: 0 Agricultural: 0 Common: 154,900 PRINTED 07/09/2026 BY SYS