LOT 13
NORTHWOOD FARMS OR 2465/940
UTIL ESMT IN OR 2576-181

VAN DELINDER JOEL E & AUDREY E
17258 CR 121
BRYCEVILLE, FL 32009

2026

06-1N-23-0325-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

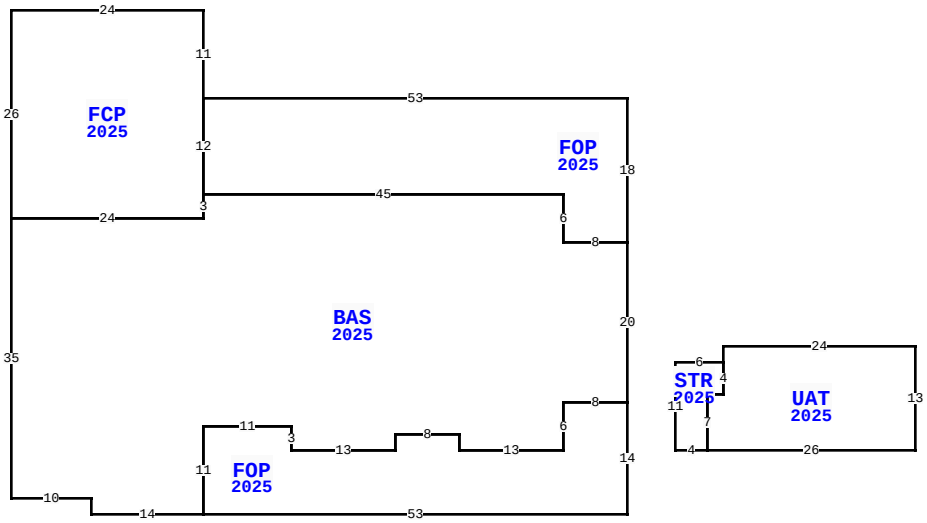
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	6000	PASTURELAND 1
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	2,419	100	2025	2,419	363,116
FCP	624	25	2025	156	23,417
FOP	521	30	2025	156	23,417
FOP	684	30	2025	205	30,773
STR	52	10	2025	5	751
UAT	326	10	2025	33	4,954
TOTALS	4,626			2,974	446,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	108.5700	150.91	448,806	2024	2024	0	0	0	0.53	99.47

1 SNGL FAM 100% - 2025 Heated Area: 2419 HX Base Yr 2025



17258 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	06/10/2025 KB

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		446,427
TOTAL MARKET OB/XF VALUE		25,088
TOTAL LAND VALUE - MARKET		211,850
TOTAL MARKET VALUE		492,622
SOH/AGL Deduction		93,724
ASSESSED VALUE		398,898
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,487
TOTAL JUST VALUE		683,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004073	PRIVATE PROVIDER	506,944	04/10/2024
230005566	NEW SFR	506,944	04/28/2023
22015601	CARPORT	47,865	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1854	5/28/2021	WD	Q	V	01	109,900

GRANTOR: 320 NASSAU LLC
GRANTEE: VAN DELINDER JOEL E

BUILDING NOTES

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	0681	POLE SHED	0	100	60	24	1,440.00	SF	15.00	15.00	100	2022	2022	3	93	20,088	
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		100	5,000	

BUILDING DIMENSIONS

FCP=[YR=2025;ORIG=14,-5] E24 S11 S12 S3 W24 N26 $
FOP=[YR=2025;ORIG=38,47] E11 S3 E13 N2 E8 S2 E13 N6 E8 S14 W53 N11 $
FOP=[YR=2025;ORIG=38,6] E53 S18 W8 N6 W45 N12 $
BAS=[YR=2025;ORIG=83,18] W45 S3 W24 S35 E10 S2 E14 N11 E11 S3 E13 N2 E8 S2 E13 N6 E8 N20 W8 N6 $
UAT=[YR=2025;ORIG=127,37] W24 S2 S4 W2 S7 E26 N13 $
STR=[YR=2025;ORIG=103,39] S4 W2 S7 W4 N11 E6 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,088

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	005000	C	AGRICULTURAL	100	0003	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	006005	A	PASTURE - GR	100		OR	0.00	0.00	6.70	AC		1.00	1.00	1.00	370.00	370.00	2,479							
4	005501	A	TIMBER 2 P S	100		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	515.00	515.00	4,378							
5	009910	M	MARKET VALUE	100	0003	OR	0.00	0.00	15.20	AC		1.00	1.00	1.00	13,000.00	13,000.00	197,600							

REVIEW DATE 12/30/2024 BY WW Total Acres: 16.70 Total Land Value: 21,107 Market: 197,600 Agricultural: 6,857 Common: 14,250 PRINTED 07/09/2026 BY SYS