PT OF SE1/4 OF SE1/4
IN OR 2192/982
IN OR 199/120 &OR 8/489 CO REC

WILSON SHERRY D/WILSON STANLEY D ET AL
P O BOX 641
BALDWIN, FL 32234-0641

2026

06-2S-23-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

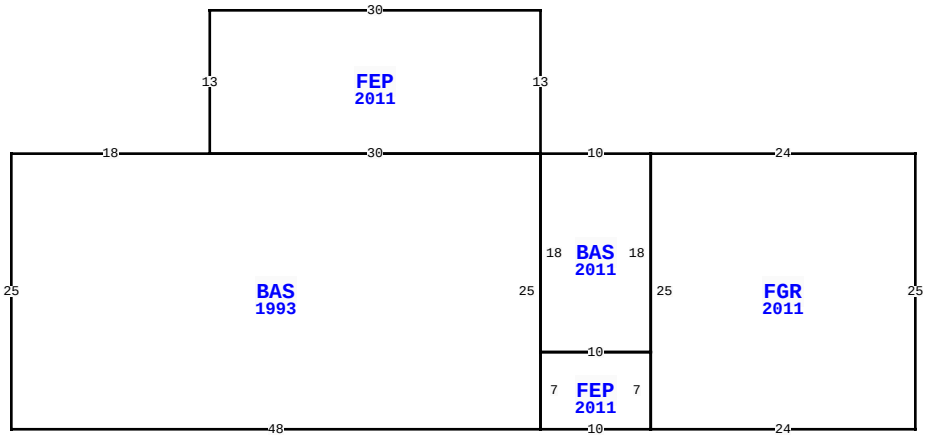
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	75,152
BAS	180	100	2011	180	11,273
FEP	70	80	2011	56	3,507
FEP	390	80	2011	312	19,539
FGR	600	55	2011	330	20,667
TOTALS	2,440			2,078	130,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	89.8660	94.36	196,080	1958	1960	0	0	0	33.63	66.37

1 SINGLE FAM 0% - 2026 Heated Area: 1380 HX Base Yr



976 MIDDLE RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0	20	16	320.00	SF	15.00	15.00	100	2000	2000	3	26	1,248	
2	0680	POLE SHED	0	0	40	20	800.00	SF	10.00	10.00	100	2026	2022		93	7,440	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	130,138
TOTAL MARKET OB/XF VALUE	8,688
TOTAL LAND VALUE - MARKET	72,420
TOTAL MARKET VALUE	211,246
SOH/AGL Deduction	0
ASSESSED VALUE	211,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,246
TOTAL JUST VALUE	211,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/0982	4/24/2018	WD	U	I	11	100
GRANTOR: WILSON HAROLD & MALIN						
GRANTEE: WILSON HAROLD V & M						
0325/0780	11/01/1980	WD	U	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W24 BAS=[YR=2011] W10 FEP=[YR=2011] N13 W30 S13 BAS=[YR=1993] W18 S25 E48 FEP=[YR=2011] E10 N7 W10S7$ N25 W30$ E30$ S18 E10 N18$ S25 E24 N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,688

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	0007	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	34,000.00	34,000.00	72,420							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.13 Total Land Value: 72,420 Market: 0 Agricultural: 0 Common: 72,420 PRINTED 07/09/2026 BY SYS