PT OF S1/2 OF SW1/4
IN OR 684/1448
ESMT OR 580/1267

BRINSON CONNIE L & KEITH ALAN
10190 BUCKS WAY
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0006-0120

BUILDING CHARACTERISTICS

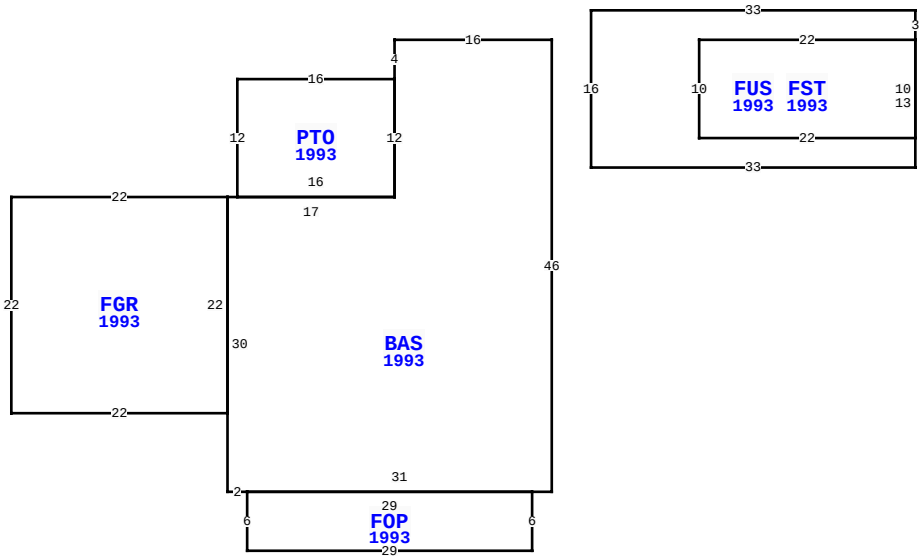
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,246	100	1993	1,246	148,330
FGR	484	55	1993	266	31,666
FOP	174	30	1993	52	6,190
FST	220	55	1993	121	14,404
FUS	528	100	1993	528	62,856
PTO	192	5	1993	10	1,190
TOTALS	2,844			2,223	264,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	101.9592	141.72	315,044	1993	1993	0	0	0	16.00	84.00

1 SNGL FAM 100% - 0 Heated Area: 1774 HX Base Yr 1994



10190 BUCKS WAY, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,637
TOTAL MARKET OB/XF VALUE		6,610
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		339,247
SOH/AGL Deduction		193,016
ASSESSED VALUE		146,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,820
TOTAL JUST VALUE		339,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93353	NEW CONSTR	83,510	01/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0684/1448	7/13/1993	QC	U	V	10	100
GRANTOR: BUCKELS MARGARET H						
GRANTEE: BRINSON CONNIE & K						
0656/1151	5/06/1992	QC	Q	V	01	100
GRANTOR: PERRY CONNIE L						
GRANTEE: BRINSON CONNIE & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S4 PTO=[YR=1993] W16 S12 E16 N12$ S12 W17 FGR=[YR=1993] W22 S22 E22 N22$S30 E2 FOP=[YR=1993] S6 E29 N6 W29$ E31 N46$ PTR=E15 FST=[YR=1993] E22 FUS=[YR=1993] N3 W33 S16 E33 N13$ S10 W22 N10$ W15$.

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	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
3	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	4,900	
4	1242	WD DECK A	0	100	0	0	255.00	SF	10.00	10.00	100	1995	1995	3	20	510	

LAND DESCRIPTION

TOTAL OB/XF 6,610

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS