LOT 25
RIVERSIDE ESTATES #1 PB 5/171

BROWNING KENNETH A
11431 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0025-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

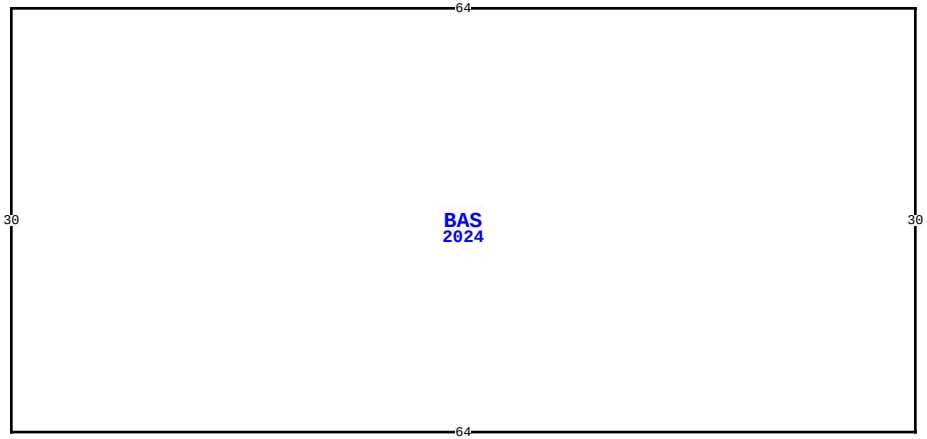
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2024	1,920	223,766
TOTALS	1,920			1,920	223,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,920	123.2938	117.13	224,890	2023	2023	0	0	0	0.50	99.50

2 SFR MODULR 100% - 2024 Heated Area: 1920 HX Base Yr 2000



11431 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,766
TOTAL MARKET OB/XF VALUE		4,204
TOTAL LAND VALUE - MARKET		92,820
TOTAL MARKET VALUE		320,790
SOH/AGL Deduction		74,214
ASSESSED VALUE		246,576
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,165
TOTAL JUST VALUE		320,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009099	CO ISSUED		07/17/2023
23000217	NEW CONSTR	0	01/06/2023
22018639	DEMOLITION	2,200	12/20/2022
B007175	GARAGE	11,725	05/01/2000
MH992590	MH MOVE-ON	0	01/03/1999
B941108	XFOB	3,400	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/638	1/09/2025	QC	U	I	11	100
GRANTOR: BROWNING KIMBERLY						
GRANTEE: BROWNING KENNETH A						
0862/1424	1/13/1999	WD	U	I	13	21,000
GRANTOR: PICKETT THOMAS & APRI						
GRANTEE: BROWNING KENNETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,10] W64 S30 E64 N30 $
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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	0510	GARAGE WD-	0	100	22	21	462.00	SF	35.00	35.00	100	2000	2000	3	26	4,204	

LAND DESCRIPTION

TOTAL OB/XF 4,204

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	0004	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	34,000.00	34,000.00	92,820							

REVIEW DATE 06/12/2023 BY WW Total Acres: 2.73 Total Land Value: 92,820 Market: 0 Agricultural: 0 Common: 92,820 PRINTED 07/09/2026 BY SYS