LOT 88 (EX S-1)
IN OR 992/18
2001 FTWD-DW

STEWART KEVIN R & JAMIE R
2021 CR 119
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0088-0000

NASSAU COUNTY PROPERTY

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 100
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	04	Quality Level 04

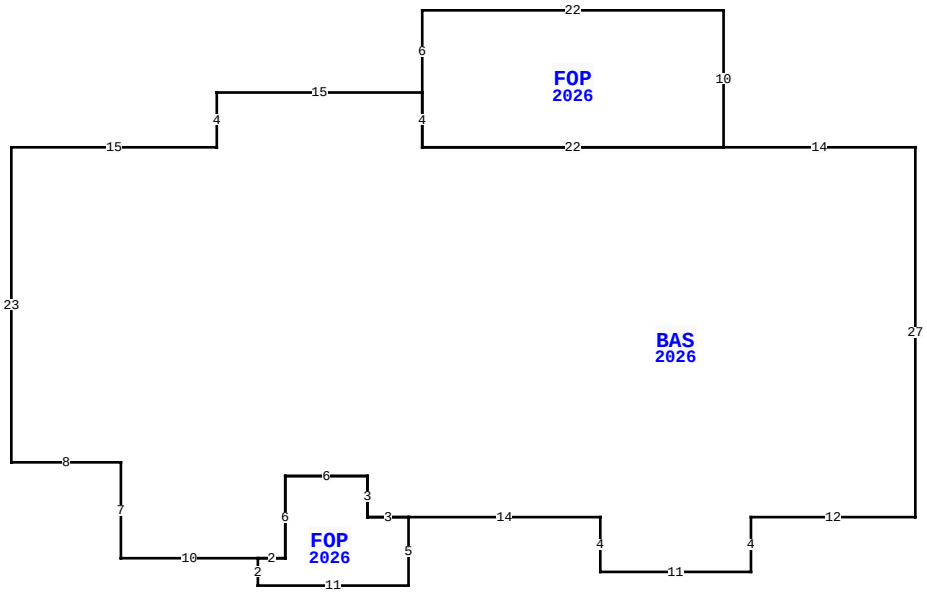
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2026	1,872	294,522
FOP	67	30	2026	20	3,147
FOP	220	30	2026	66	10,384
TOTALS	2,159			1,958	308,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,958	113.1900	157.33	308,052	2025	2025	0	0	0	0.00	100.00

2 SNGL FAM 100% - 2026 Heated Area: 1872 HX Base Yr 2002



2021 CR 119, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		308,052
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		41,600
TOTAL MARKET VALUE		353,152
SOH/AGL Deduction		13,808
ASSESSED VALUE		339,344
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		287,933
TOTAL JUST VALUE		353,152
NCON VALUE		311,552
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001855	PRIVATE PROVIDER	320,110	02/21/2025
B240005445	PRIVATE PROVIDER	320,110	05/06/2024
MH013570	MH MOVE-ON	0	07/01/2001
MH013459	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/0018	6/14/2001	WD	U	I	13	27,900
GRANTOR: HIGGINBOTHAM ALBERT &						
GRANTEE: STEWART KEVIN R & J						
0947/1255	8/31/2000	WD	U	I		31,000
GRANTOR: EICHOLTZ JOHN & LAVAD						
GRANTEE: HIGGINBOTHAM ALBERT						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025	03	100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=119,0] W14 W22 N4 W15 S4 W15 S23 E8 S7 E10 E2 N6 E6 S3 E3 E14 S4 E11 N4 E12 N27 $
FOP=[YR=2026;ORIG=73,24] E6 S3 E3 S5 W11 N2 E2 N6 $
FOP=[YR=2026;ORIG=83,-10] E22 S10 W22 N4 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							

REVIEW DATE 06/06/2025 BY WW Total Acres: 1.04 Total Land Value: 41,600 Market: 0 Agricultural: 0 Common: 41,600 PRINTED 07/09/2026 BY SYS