PT GOVT LOT 11 IN OR 2724/513
& PT GOVT LOTS 11 & 12
PAR'S 8-5 8-6 8-11 & 9-3

GAINEY SHARON E L/E/
15292 HOWARD ROAD
BRYCEVILLE, FL 32009

2026

12-1N-23-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

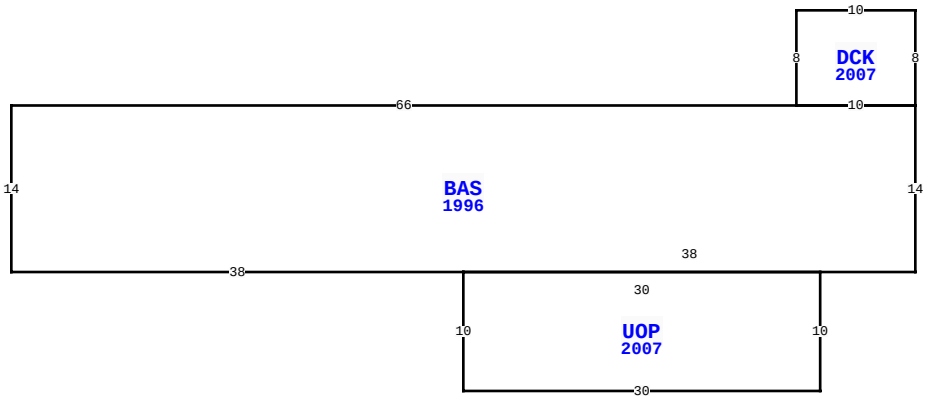
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5600	TIMBERLAND 70-79
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	1,064	100	1996	1,064	26,481
DCK	80	15	2007	12	299
UOP	300	25	2007	75	1,867
TOTALS	1,444			1,151	28,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,151	97.6000	82.96	95,487	1985	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 1997 Heated Area: 1064 HX Base Yr 1997



15292 HOWARD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		74,312
TOTAL MARKET OB/XF VALUE		17,237
TOTAL LAND VALUE - MARKET		261,885
TOTAL MARKET VALUE		191,662
SOH/AGL Deduction		111,074
ASSESSED VALUE		80,588
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		55,588
TOTAL JUST VALUE		353,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/513	7/03/2024	LE	U	I	11	100
GRANTOR: GAINEY SHARON E						
GRANTEE: GAINEY RAMOND MITCH						
2282/0166	6/12/2019	LE	U	I	11	100
GRANTOR: GAINEY SHARON E						
GRANTEE: GAINEY RAYMOND M						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W10 S8 BAS=[YR=1996] W66 S14 E38 UOP=[YR=2007] S10 E30 N10 W30$ E38 N14 W10$ E10 N8$.

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
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	17.50	17.50	100	1998	1998	3	24	1,075	
3	0680	POLE SHED	0	100	16	13	208.00	SF	10.00	10.00	100	2001	2001	3	27	562	
4	0681	POLE SHED	0	100	16	15	240.00	SF	15.00	15.00	100	2004	2004	3	30	1,080	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 17,237

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	0	0005	OR	0.00	0.00	7.31	AC		1.00	1.00	1.00	13,000.00	13,000.00	95,030							
2	009530	C	POND	100		OR	0.00	0.00	0.39	AC		1.00	1.00	1.00	2,500.00	2,500.00	975							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	395.00	395.00	2,824							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	170.00	170.00	784							
5	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.76	AC		1.00	1.00	1.00	13,000.00	13,000.00	165,880							

REVIEW DATE 04/11/2024 BY DCA Total Acres: 20.46 Total Land Value: 100,113 Market: 165,880 Agricultural: 4,108 Common: 96,005 PRINTED 07/09/2026 BY SYS

PT GOVT LOT 11 IN OR 2724/513
& PT GOVT LOTS 11 & 12
PAR'S 8-5 8-6 8-11 & 9-3

GAINEY SHARON E L/E/
15292 HOWARD ROAD
BRYCEVILLE, FL 32009

2026

12-1N-23-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

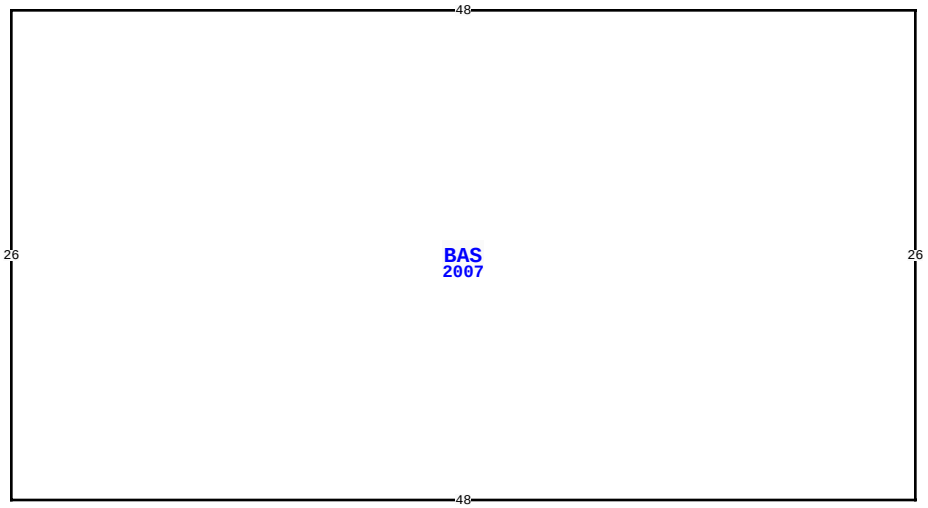
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5600	TIMBERLAND 70-79
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	1,248	100	2007	1,248	45,666
TOTALS	1,248			1,248	45,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	135.5200	121.97	152,219	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ 0% - 1997 Heated Area: 1248 HX Base Yr 1997



15292 HOWARD RD, BRYCEVILLE

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XF DATE		LAND DATE	05/12/2026 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2282/0166	6/12/2019	LE	U	I	11	100
GRANTOR: GAINEY SHARON E						
GRANTEE: GAINEY RAYMOND M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 S26 E48 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/11/2024 BY DCA Total Acres: 20.46 Total Land Value: 100,113 Market: 165,880 Agricultural: 4,108 Common: 96,005 PRINTED 07/09/2026 BY SYS