PT OF NW1/4 IN OR 2584/78
(EX OR 2588/94 & OR 2588/98)
ESMT IN OR 233/552

BRANNAN RONALD JR
1032 SIERRA WOODS RD
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

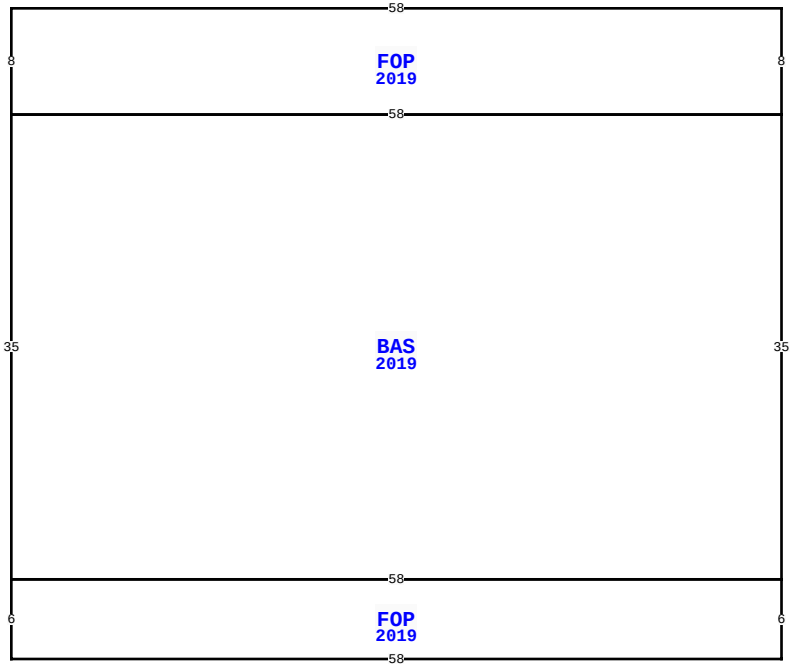
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2019	2,030	326,240
FOP	348	30	2019	104	16,713
FOP	464	30	2019	139	22,338
TOTALS	2,842			2,273	365,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,273	118.5800	164.83	374,659	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2018 Heated Area: 2030 HX Base Yr 2018



1032 SIERRA WOODS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		411,966
TOTAL MARKET OB/XF VALUE		61,460
TOTAL LAND VALUE - MARKET		138,810
TOTAL MARKET VALUE		612,236
SOH/AGL Deduction		214,398
ASSESSED VALUE		397,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,427
TOTAL JUST VALUE		612,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012401	SWIM POOL	29,625	12/11/2020
19011669	CO ISSUED	0	11/07/2019
19007659	NEW CONSTR	266,006	07/18/2019
7847	CHNGE SRVC	0	12/04/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0078	8/12/2022	SW	U	I	11	100
GRANTOR: BRANNAN RONNIE & CHER						
GRANTEE: BRANNAN RONALD JR						
2065/0991	8/10/2016	SW	U	I	12	127,100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: BRANNAN RONNIE & RO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W58 S8 BAS=[YR=2019] S35 FOP=[YR=2019] S6 E58 N6 W58$ E58 N35 W58$ E58 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
1	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2019	2019	3	78	3,900	
2	0202	BARN WD 30	0	100	60	42	2,520.00	SF	15.00	15.00	100	1984	1984	3	20	7,560	
3	0860	POOL/SPA	0	100	26	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 61,460

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	0005	OR	0.00	0.00	6.61	AC		1.00	1.00	1.00	21,000.00	21,000.00	138,810							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.61 Total Land Value: 138,810 Market: 0 Agricultural: 0 Common: 138,810 PRINTED 07/09/2026 BY SYS

PT OF NW1/4 IN OR 2584/78
(EX OR 2588/94 & OR 2588/98)
ESMT IN OR 233/552

BRANNAN RONALD JR
1032 SIERRA WOODS RD
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

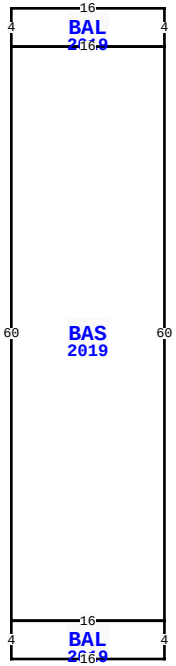
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	2019	10	476
BAL	64	15	2019	10	476
BAS	960	100	2019	960	45,721
TOTALS	1,088			980	46,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	980	97.2000	54.43	53,341	1984	2000	0	0	0	12.50	87.50

2 ACCESORY U 100% - 2018 Heated Area: 960 HX Base Yr 2018



1032 SIERRA WOODS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		411,966
TOTAL MARKET OB/XF VALUE		61,460
TOTAL LAND VALUE - MARKET		138,810
TOTAL MARKET VALUE		612,236
SOH/AGL Deduction		214,398
ASSESSED VALUE		397,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		346,427
TOTAL JUST VALUE		612,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0078	8/12/2022	SW	U	I	11	100
GRANTOR: BRANNAN RONNIE & CHER						
GRANTEE: BRANNAN RONALD JR						
2065/0991	8/10/2016	SW	U	I	12	127,100
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: BRANNAN RONNIE & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2019] W16 S4 BAS=[YR=2019] S60 BAL=[YR=2019] S4 E16 N4 W16$ E16 N60 W16$ E16 N4$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.61 Total Land Value: 138,810 Market: 0 Agricultural: 0 Common: 138,810 PRINTED 07/09/2026 BY SYS