

PT OF E1/2 OF NW1/4
IN OR 1846/320
EX 3-17

WOODYARD JUDITH Z EST
10886 COUNTY RD 121
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

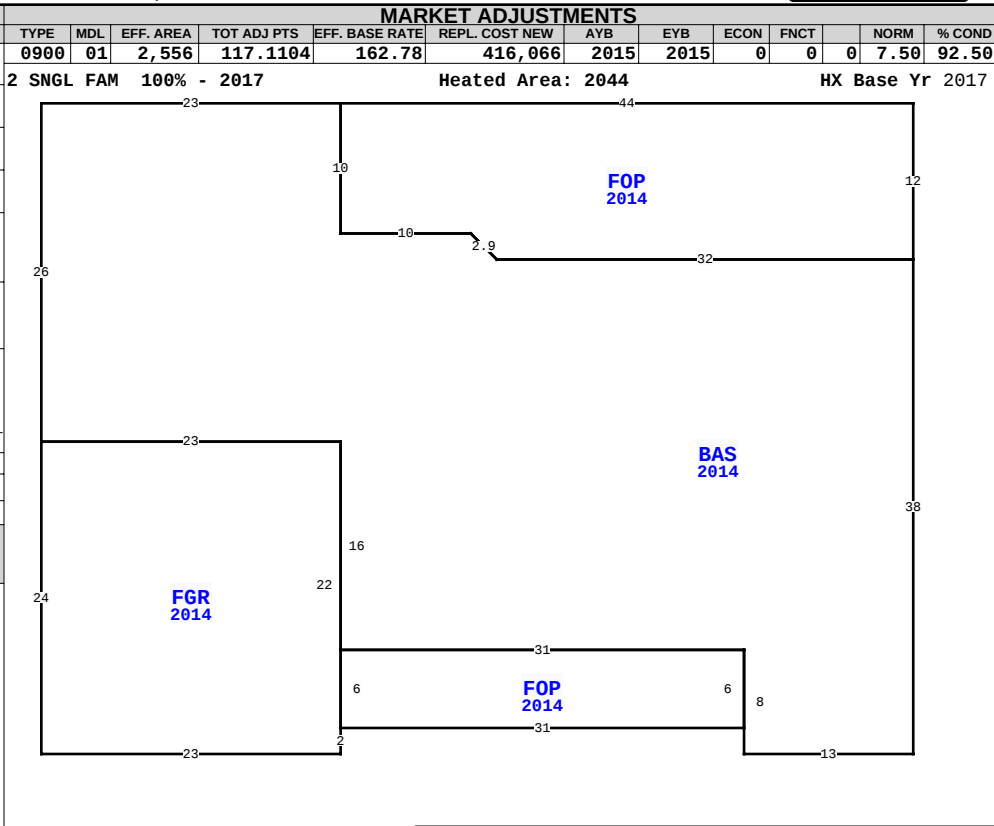
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2014	2,044	307,768
FGR	552	55	2014	304	45,774
FOP	186	30	2014	56	8,432
FOP	506	30	2014	152	22,887

TOTALS	3,288			2,556	384,861
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	0.00	0.00	2.00

REVIEW DATE	01/01/2023	BY	CD
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10886 CR 121, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0940	SHEDS/PORT	0 100	24	10	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

TOTAL OB/XF													4,800	
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		
004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00			

Total Acres: 2.00	Total Land Value: 68,000	Market: 0	Agricultural: 0	Common: 68,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				384,861	
TOTAL MARKET OB/XF VALUE				4,800	
TOTAL LAND VALUE - MARKET				68,000	
TOTAL MARKET VALUE				457,661	
SOH/AGL Deduction				172,354	
ASSESSED VALUE				285,307	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				228,896	
TOTAL JUST VALUE				457,661	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				447,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428754	CO ISSUED	0	01/08/2015
B1428754	NEW CONSTR	263,461	05/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1846/0320	3/15/2013	WD	Q	I	01
					SALE PRICE
					35,000
GRANTOR: SHEERIN BRIAN					
GRANTEE: WOODYARD JUDITH Z					
1677/1656	5/17/2010	WD	Q	I	01
					35,000
GRANTOR: BARNES PATRICK JEFFER					
GRANTEE: SHEERIN BRIAN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2014] W44 BAS=[YR=2014] W23 S26 FGR=[YR=2014] S24 E23 N2 FOP=[YR=2014] E31 N6 W31 S6\$ N22 W23\$ E23 S16 E31 S8 E13 N38 W32 U2 L2 W10 N10\$ S10 E10 D2 R2 E32 N12\$.									