N1/2 OF NW1/4 OF SW1/4
IN OR 2775 PG 1625
(EX 4-2)

FREDERICK JAMES T & DIANNE Y L/E/
1083 DOE LANE
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

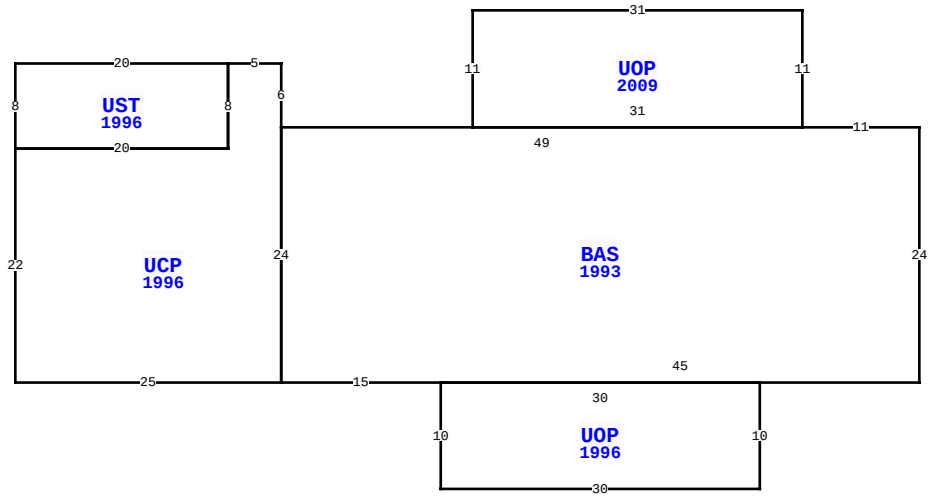
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,440	100	1993	1,440	45,974
UCP	590	20	1996	118	3,767
UOP	300	25	1996	75	2,395
UOP	341	25	2009	85	2,714
UST	160	55	1996	88	2,810
TOTALS	2,831			1,806	57,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,806	125.2000	106.42	192,195	1986	1986	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1440 HX Base Yr



1083 DOE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,183
TOTAL MARKET OB/XF VALUE		2,740
TOTAL LAND VALUE - MARKET		240,500
TOTAL MARKET VALUE		97,218
SOH/AGL Deduction		40,118
ASSESSED VALUE		57,100
TOTAL EXEMPTION VALUE	HX HB	32,100
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		313,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603068	CARPORT	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1625	3/20/2025	QC	U	I	11	100

GRANTOR: FREDERICK JAMES T & D

GRANTEE: FREDERICK JIMMIE SC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 UOP=[YR=2009] N11 W31 S11 E31$ W49
UCP=[YR=1996] N6 W5 UST=[YR=1996] W20 S8 E20 N8 $ S8 W20 S22
E25 N24 $ S24 E15 UOP=[YR=1996] S10 E30 N10 W30 $ E45 N24 $
.

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	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	1988	1988	3	20	1,080	
2	0201	BARN WD 10	0	100	20	30	600.00	SF	8.50	8.50	100	1988	1988	3	20	1,020	
4	0680	POLE SHED	0	100	20	10	200.00	SF	10.00	10.00	100	2005	2005	3	32	640	

LAND DESCRIPTION

TOTAL OB/XF 2,740

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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	009530	C	POND	100					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	370.00	370.00	4,440							
4	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	355.00	355.00	355							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	221,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.00 Total Land Value: 24,295 Market: 221,000 Agricultural: 4,795 Common: 19,500 PRINTED 07/09/2026 BY SYS

N1/2 OF NW1/4 OF SW1/4
IN OR 2775 PG 1625
(EX 4-2)

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1083 DOE LANE
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

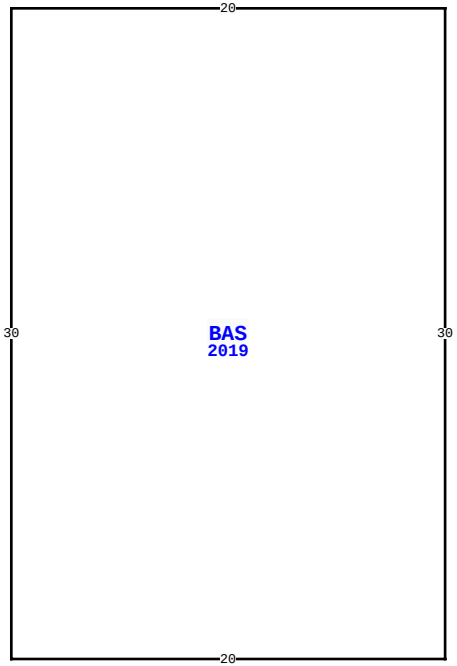
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	12,525
TOTALS	600			600	12,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	22.69	13,614	2017	2017	0	0	0	8.00	92.00

2 GARAGE RES 100% - 0 Heated Area: 600 HX Base Yr



1083 DOE LN, BRYCEVILLE

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SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: FREDERICK JAMES T & D
GRANTEE: FREDERICK JIMMIE SC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 S30 E20 N30$.

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: 15.00 Total Land Value: 24,295 Market: 221,000 Agricultural: 4,795 Common: 19,500 PRINTED 07/09/2026 BY SYS