LOT 56
CONSERVATION ESMT OR 729/723
COUNTRYSIDE ACRES PB 5/287

CURCIO CATHERINE A
9771 CR 121
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0056-0000

BUILDING CHARACTERISTICS

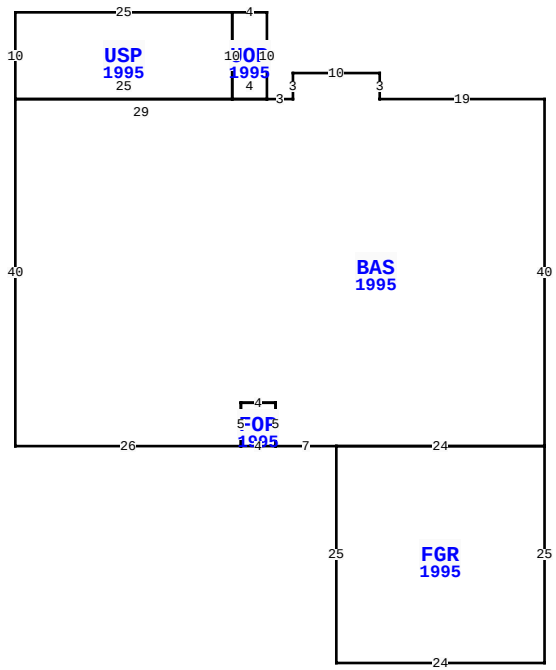
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,450	100	1995	2,450	309,990
FGR	600	55	1995	330	41,754
FOP	20	30	1995	6	760
UOP	40	20	1995	8	1,012
USP	250	30	1995	75	9,490
TOTALS	3,360			2,869	363,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,869	117.4530	163.26	468,393	1995	1995	0	0	0	22.50	77.50

1 SNGL FAM 100% - 2020 Heated Area: 2450 HX Base Yr 2020



9771 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		363,005
TOTAL MARKET OB/XF VALUE		46,370
TOTAL LAND VALUE - MARKET		119,840
TOTAL MARKET VALUE		529,215
SOH/AGL Deduction		171,651
ASSESSED VALUE		357,564
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		301,153
TOTAL JUST VALUE		529,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018761	GARAGE	10,000	09/01/2001
B996313	SWIM POOL	15,000	01/07/1999
B9603325	ADDITION	2,935	09/01/1996
B952074	NEW CONSTR	92,229	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/1214	12/04/2019	WD	Q	I	01	352,500
GRANTOR: SMITH KIMBERLY K & ST						
GRANTEE: CURCIO CATHERINE A						
2082/1397	11/08/2016	QC	U	I	11	100
GRANTOR: SMITH KIMBERLY KAREN						
GRANTEE: SMITH KIMBERLY KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 N3 W10 S3 W3 UOP=[YR=1995] N10 W4
USP=[YR=1995] W25 S10 E25 N10 $ S10 E4 $ W29 S40 E26
FOP=[YR=1995] E4 N5 W4 S5 $ N5 E4 S5 E7 FGR=[YR=1995] S25 E24
N25 W24 $ E24 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
4	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2002	2002	3	28	1,210	

LAND DESCRIPTION

TOTAL OB/XF 46,370

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	4.28	AC		1.00	1.00	1.00	28,000.00	28,000.00	119,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.28 Total Land Value: 119,840 Market: 0 Agricultural: 0 Common: 119,840 PRINTED 07/09/2026 BY SYS