PT OF S1/2 OF SW1/4 OF SW1/4
OF SEC 19-1N-23E IN OR 178/1
(EX PT IN R/W & PT IN

CAMPBELL JACLYN N & ROSS/BARR JOEL M
14534 CR 121
BRYCEVILLE, FL 32009

2026

19-1N-23-0000-0007-0010

BUILDING CHARACTERISTICS

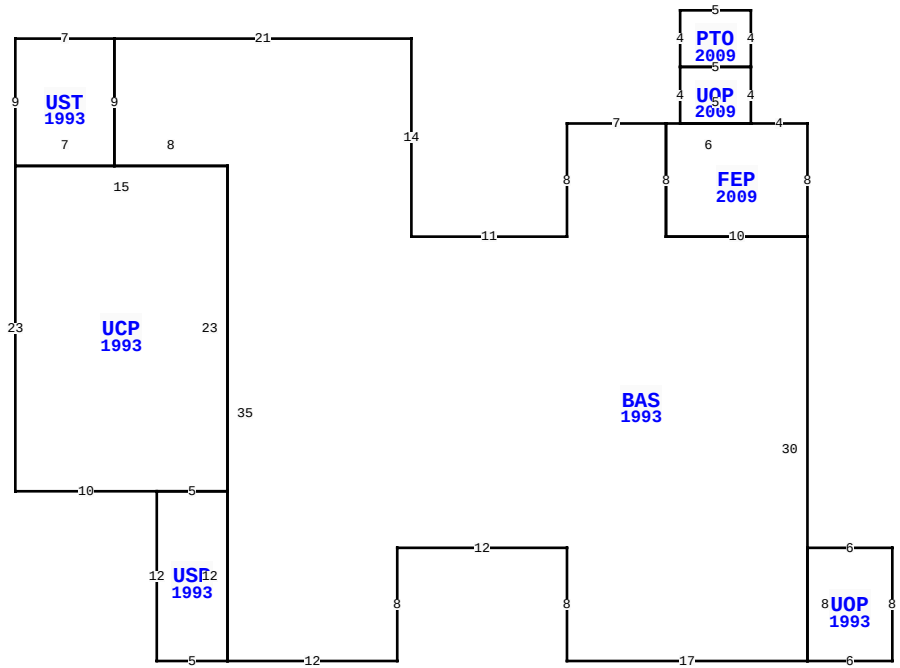
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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
BAS	1,444	100	1993	1,444	83,124
FEP	80	80	2009	64	3,684
PTO	20	5	2009	1	58
UCP	345	20	1993	69	3,972
UOP	48	20	1993	10	576
UOP	20	20	2009	4	231
USP	60	30	1993	18	1,036
UST	63	45	1993	28	1,612
TOTALS	2,080			1,638	94,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,638	109.6500	115.13	188,583	1942	1950	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 2020 Heated Area: 1444 HX Base Yr 2020



14534 CR 121, 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		180,929
TOTAL MARKET OB/XF VALUE		7,140
TOTAL LAND VALUE - MARKET		140,280
TOTAL MARKET VALUE		328,349
SOH/AGL Deduction		109,856
ASSESSED VALUE		218,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,082
TOTAL JUST VALUE		328,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24075	CO ISSUED	0	01/03/2011
R12512	REPAIR/RRF	5,000	12/01/2010
P14523	NEW CONSTR	0	11/01/2010
B24075	NEW CONSTR	84,785	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0741	8/08/2019	WD	Q	I	02	190,000
GRANTOR: HICKS GERALDINE						
GRANTEE: CAMPBELL JACLYN N &						
0178/0001	8/14/1974	QC	Q	I	01	100
GRANTOR: HICKS KELLY DAVID SR						
GRANTEE: HICKS KELLY DAVID S						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2009] W4 UOP=[YR=2009] N4 PTO=[YR=2009] N4 W5 S4 E5$ W5 S4 E5$ W6 BAS=[YR=1993] W7 S8 W11 N14 W21 UST=[YR=1993] W7 S9 UCP=[YR=1993] S23 E10 USP=[YR=1993] S12 E5 N12 W5$E5 N23 W15$ E7 N9$ S9 E8 S35 E12 N8 E12 S8 E17 UOP=[YR=1993] E6 N8 W6 S8 $ N30 W10 N8$ S8 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
2	0510	GARAGE WD-	0	100	27	20	540.00	SF	35.00	35.00	100	1990	1990	3	20	3,780	
3	0300	BOAT DCK W	0	100	40	5	200.00	SF	40.00	40.00	100	2000	2000	3	26	2,080	

LAND DESCRIPTION

TOTAL OB/XF 7,140

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	6.68	AC		1.00	1.00	1.00	21,000.00	21,000.00	140,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.68 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 07/09/2026 BY SYS

PT OF S1/2 OF SW1/4 OF SW1/4
OF SEC 19-1N-23E IN OR 178/1
(EX PT IN R/W & PT IN

CAMPBELL JACLYN N & ROSS/BARR JOEL M
14534 CR 121
BRYCEVILLE, FL 32009

2026

19-1N-23-0000-0007-0010

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	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

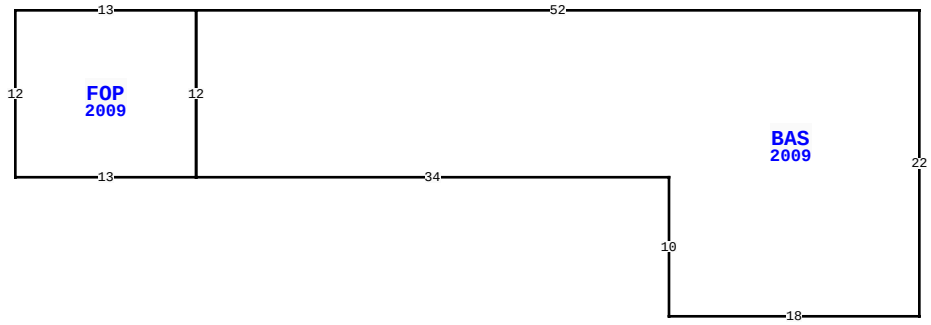
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100	2009	804	81,852
FOP	156	30	2009	47	4,785
TOTALS	960			851	86,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	851	110.8080	116.35	99,014	2000	2000	0	0	0	12.50	87.50

2 SINGLE FAM 0% - 2020 Heated Area: 804 HX Base Yr 2020



14534 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
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INCOME VALUE		
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GRANTEE: CAMPBELL JACLYN N &						
0178/0001	8/14/1974	QC	Q	I	01	100
GRANTOR: HICKS KELLY DAVID SR						
GRANTEE: HICKS KELLY DAVID S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 FOP=[YR=2009] W13 S12 E13 N12$ S12 E34 S10 E18 N22$.

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: 6.68 Total Land Value: 140,280 Market: 0 Agricultural: 0 Common: 140,280 PRINTED 07/09/2026 BY SYS