

PT OF NE1/4 OF NE1/4 OF
SEC 19-1S-23E IN OR 755/1954
BEING PARCEL "B"

CANADY BRUCE E
5856 CR 23C
MACCLENNY, FL 32063

2026

19-1S-23-0000-0001-0030



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																		
Exterior Wall	05	AVERAGE 100	0100	01	2,497	115.0000	120.75	301,513	1981	1985	0	0	0	17.25	82.75	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0														Heated Area: 1504 HX Base Yr																
Roof Cover	12	MODULAR MT 100															VALUATION BY		STANDARD														
Interior Wall	04	PLYWOOD 100															Tax Group: 6		Tax Dist:														
Interior Floop	11	CLAY TILE 100															BUILDING MARKET VALUE		249,502														
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE		5,040														
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET		212,160														
Bedrooms	2	100															TOTAL MARKET VALUE		275,790														
Bathrooms	1	100															SOH/AGL Deduction		0														
Frame	02	WOOD FRAME 100															ASSESSED VALUE		275,790														
Stories	2.	2. 100															TOTAL EXEMPTION VALUE		0														
Units	0	100															BASE TAXABLE VALUE		275,790														
Occupancy	00	NONE 100	TOTAL JUST VALUE		466,702																												
			NCON VALUE		0																												
			INCOME VALUE																														
			PREVIOUS YEAR MKT VALUE		470,698																												
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	1,200	100	1993	1,200	119,905																												
BAS	304	100	2004	304	30,376																												
FGR	816	55	1993	449	44,865																												
FST	144	55	1993	79	7,894																												
FST	240	55	1993	132	13,190																												
UCP	780	20	2004	156	15,588																												
UOP	290	20	2015	58	5,796																												
UOP	594	20	2015	119	11,890																												
TOTALS			4,368		2,497	249,502																											
EXTRA FEATURES						881 GATEPOST LN, BRYCEVILLE																											
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																		
1	0681	POLE SHED	0	0	40	20		800.00	SF	11.25				11.25	5,040																		
																	BLD DATE																
																	XF DATE																
																	INC DATE																
																	LGL DATE																
																	LAND DATE																
																	AG DATE																
																	05/12/2026 MLU																
																	11/21/2024 KBA																
																	GRANTOR: CANADY TRACY																
																	GRANTEE: CANADY BRUCE O																
																	0775/1954 11/04/1996 QC U I 09 100																
																	GRANTOR: COOEY RUBY D ETAL & C																
																	GRANTEE: CANADY BRUCE E																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
																	UCP=[YR=2004] W26 S30 FGR=[YR=1993] W2 FST=[YR=1993] W12 S20 E12 N20\$ S20 W12 S10 E7UOP=[YR=2015] S22 E27 N22 FST=[YR=1993] E6 N12 W12 S12 E6\$ W27\$ E21 N12 E12 N18 W26\$ E26 N30\$ PTR= E15 BAS=[YR=1993] E40S30 W6UOP=[YR=2015] S22 W27 N6 BAS=[YR=2004] N16 E19 S16 W19\$ E19 N16 E8\$ W34 N30\$ W15\$.																
																	LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000																
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.48	AC		1.00	1.00	1.00	370.00	370.00	4,248																
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.48	AC		1.00	1.00	1.00	17,000.00	17,000.00	195,160																
REVIEW DATE 01/01/2023 BY CD Total Acres: 12.48 Total Land Value: 21,248 Market: 195,160 Agricultural: 4,248 Common: 17,000 PRINTED 07/09/2026 BY SYS																																	