

LOT 2
PT OR 977/1366
R434255 & R434256

WYLIE NANCY J
955 NICHOLS LANE
BRYCEVILLE, FL 32009

2026

19-1S-23-1460-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
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	1,848	100	1993	1,848	123,458
FOP	81	30	1993	24	1,603
FSP	168	40	1993	67	4,476
TOTALS	2,097			1,939	129,538

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,939	96.0400	100.84	195,529	1964	1964		0	0	33.75
1 SINGLE FAM 100% - 2002 Heated Area: 1848 HX Base Yr 2002											
BAS 1993											
FSP 1993											
FOP 1993											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/12/2026 MLU											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			129,538				
TOTAL MARKET OB/XF VALUE			22,396				
TOTAL LAND VALUE - MARKET			139,160				
TOTAL MARKET VALUE			291,094				
SOH/AGL Deduction			139,181				
ASSESSED VALUE			151,913				
TOTAL EXEMPTION VALUE			HX HB		51,411		
BASE TAXABLE VALUE			100,502				
TOTAL JUST VALUE			291,094				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			297,096				