



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	920	100	1993	920	75,774
FOP	16	30	1993	5	412
FSP	80	40	1993	32	2,635
FSP	180	40	1993	72	5,930
FUS	962	100	1993	962	79,233

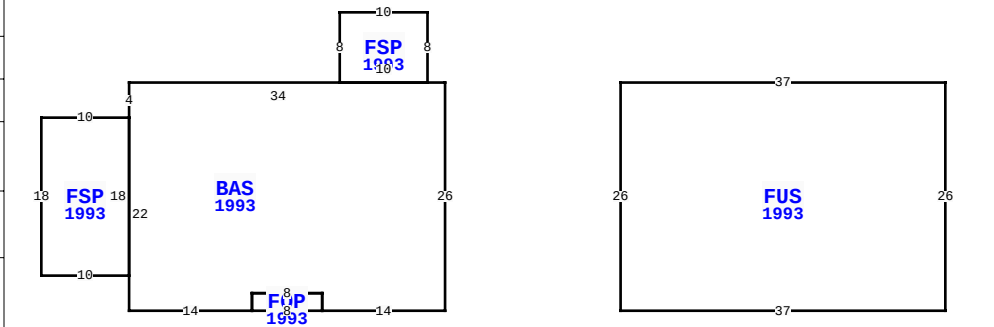
TOTALS	2,158			1,991	163,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0 100	28	14	392.00	SF	35.00	35.00
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00
4	0940	SHEDS/PORT	0 100	11	9	99.00	SF	30.00	30.00
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	1.65

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,991	93.1000	97.76	194,640	1933	1991	0	0	0 15.75	84.25	
1 SINGLE FAM			100% - 1999	Heated Area: 1882				HX Base Yr 1999				



1342 CLYDE LN, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
48,132												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		187,984	
TOTAL MARKET OB/XF VALUE		48,132	
TOTAL LAND VALUE - MARKET		66,000	
TOTAL MARKET VALUE		302,116	
SOH/AGL Deduction		179,906	
ASSESSED VALUE		122,210	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		70,799	
TOTAL JUST VALUE		302,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001093	REPAIR/RRF	18,500	01/19/2022
B16465	ADDITION	36,640	10/01/2005
E16069	ELEC OTHER	1,000	10/01/2005
R08495	REPAIR/RRF	2,500	10/01/2005
M015007	H/AC	0	04/01/2001
B007838	REMODEL	7,000	12/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2800/1522	7/15/2025	WD	U	I	11
GRANTOR: FLOWERS KATHERINE C &					
GRANTEE: FLOWERS TRUST					
0858/1000	12/10/1998	WD	Q	I	01
GRANTOR: FOURAKER CHARLES W &					
GRANTEE: FLOWERS KATHERINE &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W2 FSP=[YR=1993] N8 W10 S8 E10\$ W34 S4					
FSP=[YR=1993] W10 S18 E10 N18\$ S22 E14 FOP=[YR=1993] E8 N2 W8					
S2\$ N2 E8 S2 E14 N26\$ PTR= E20 FUS=[YR=1993] E37 S26 W37 N26\$					
W20\$.					

FLOWERS TRUST/FLOWERS TIMOTHY CURTIS TRUSTEE
1342 CLYDE LN
BRYCEVILLE, FL 32009

20-1S-23-0000-0002-0020

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