

PT OF W1/2 OF NW1/4 OF NW1/4
OF SEC 20-1S-23E & PT OF NE1/4
OF NE1/4 & PT OF GOVT LOT 1 OF

CANADY BRUCE O
9876 CR 121
BRYCEVILLE, FL 32009

2026

20-1S-23-0000-0003-0010



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	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 100		0100	01	2,727	107.7120	113.10	308,424	1975	1975		0	0	33.50	66.50	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2020										Heated Area: 2396					HX Base Yr 2019					Tax Group: 6		Tax Dist:							
Roof Cover	03	COMP SHNGL 100												BUILDING MARKET VALUE										205,102									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										62,692									
Interior Floo	14	CARPET 90												TOTAL LAND VALUE - MARKET										432,795									
Interior Floo	08	SHT VINYL 10												TOTAL MARKET VALUE										300,066									
Air Condition	02	WINDOW 100												SOH/AGL Deduction										44,372									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										255,694									
Bedrooms		4 100												TOTAL EXEMPTION VALUE										HX HB		51,411							
Bathrooms		2.5 100												BASE TAXABLE VALUE										204,283									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										700,589									
Stories	1.	1. 100												NCON VALUE										0									
Units		0 100												INCOME VALUE																			
BUD8 Adjustme	06	DIST 1D 100												PREVIOUS YEAR MKT VALUE										624,095									
Occupancy	00	NONE 100																															
Quality		05	Quality Level 05																														
DOR CODE		5000IMPROVED 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	2,396	100	1993	2,396	180,207																												
FGR	500	55	1993	275	20,683																												
FOP	186	30	1993	56	4,212																												
TOTALS		3,082			2,727	205,102											BLD DATE		LGL DATE		05/12/2026		MLU										
EXTRA FEATURES		9876 CR 121, BRYCEVILLE																	XF DATE		LAND DATE		11/21/2024		KBA								
																			INC DATE		AG DATE												
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120																	
3	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1980	1980	3	20	40																	
4	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1972	1972	3	20	1,440																	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1983	1983	04	85	42,500																	
7	0681	POLE SHED	0	100	33	40	1,320.00	SF	15.00	15.00	100	1970	1970	3	20	3,960																	
8	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000																	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000																	
10	0680	POLE SHED	0	100	20	12	240.00	SF	10.00	10.00	100	1972	1972	3	20	480																	
11	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1972	1972	3	20	1,152																	
LAND DESCRIPTION																	TOTAL OB/XF 62,692																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																
2	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000																
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.95	AC		1.00	1.00	1.00	170.00	170.00	2,372																
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	395.00	395.00	7,900																
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	33.95	AC		1.00	1.00	1.10	11,000.00	12,100.00	410,795																
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 35.95		Total Land Value: 32,272				Market: 410,795				Agricultural: 10,272				Common: 22,000				PRINTED 07/09/2026 BY SYS									