PT OF SW 1/4 OF NW1/4 OF
SEC 20-1S-23E IN OR 2668/1225
(EX UTIL ESMT IN OR 1733/663)

SURRENCY THOMAS N & KAREN A L/E/
9586 CR 121
BRYCEVILLE, FL 32009

2026

20-1S-23-0000-0004-0010

BUILDING CHARACTERISTICS

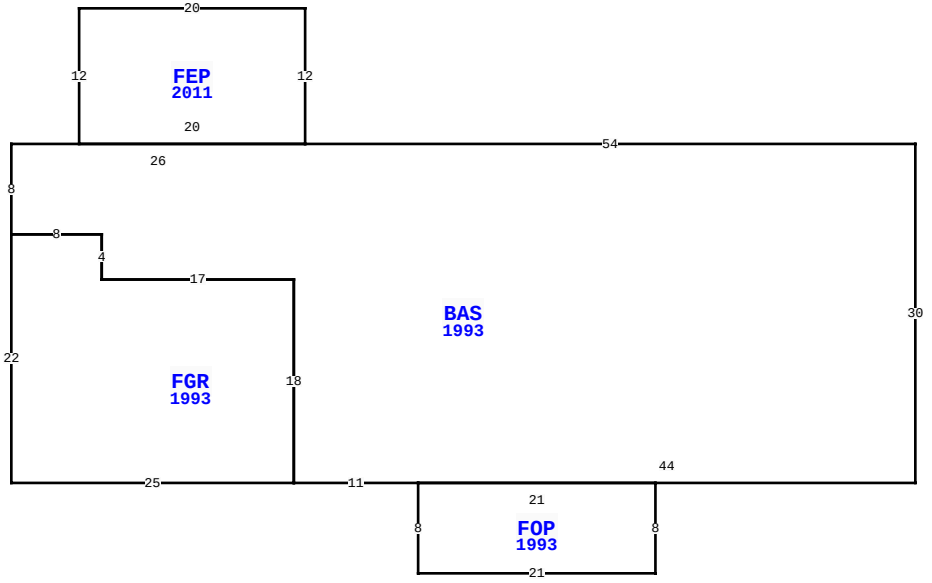
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	1,918	100	1993	1,918	157,940
FEP	240	80	2011	192	15,810
FGR	482	55	1993	265	21,822
FOP	168	30	1993	50	4,118
TOTALS	2,808			2,425	199,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,425	109.7600	115.25	279,481	1979	1984	0	0	0	28.55	71.45

1 SINGLE FAM 100% - 2018 Heated Area: 1918 HX Base Yr 2018



9586 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	40	1,400	
2	0351	CARPORT MT	0	100	22	18	396.00	SF	10.00	10.00	100	1980	1980	3	20	792	
3	0510	GARAGE WD-	0	100	34	24	816.00	SF	35.00	35.00	100	1980	1980	3	20	5,712	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,689
TOTAL MARKET OB/XF VALUE		7,904
TOTAL LAND VALUE - MARKET		73,600
TOTAL MARKET VALUE		281,193
SOH/AGL Deduction		117,861
ASSESSED VALUE		163,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,921
TOTAL JUST VALUE		281,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2668/1225	9/13/2023	WD	U	I	11	100
GRANTOR: SURRENCY THOMAS N & K						
GRANTEE: SURRENCY THOMAS CLE						
2056/0819	6/30/2016	WD	Q	I	01	191,000
GRANTOR: CAREY REGENA M						
GRANTEE: SURRENCY THOMAS N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FEP=[YR=2011] N12 W20 S12 E20$ W26 S8
FGR=[YR=1993] S22 E25 N18W17 N4 W8$ E8 S4 E17 S18 E11
FOP=[YR=1993] S8 E21 N8 W21$ E44 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,904

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	1.84	AC		1.00	1.00	1.00	40,000.00	40,000.00	73,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.84 Total Land Value: 73,600 Market: 0 Agricultural: 0 Common: 73,600 PRINTED 07/09/2026 BY SYS