S1/2 OF NW1/4 OF SW1/4 LYING
WEST OF ST RD 121
IN OR 2234/266

WARREN KENNETH R & MARGIE F
9192 CR 121
BRYCEVILLE, FL 32009

2026

20-1S-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

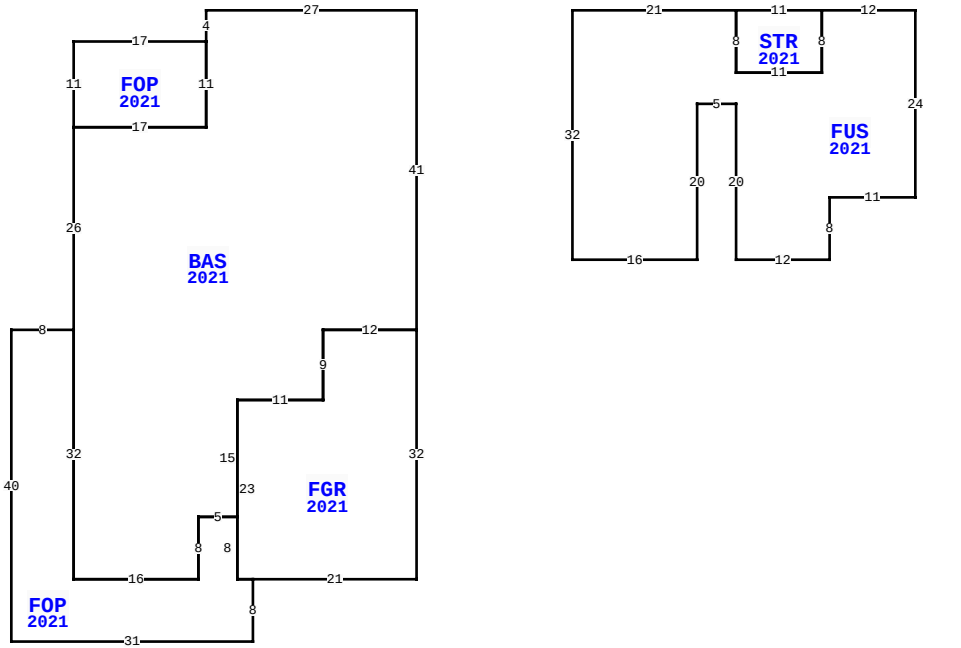
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5401	TIMBER 2-1 SI 90+
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	2,280	100	2021	2,280	332,060
FGR	637	55	2021	350	50,975
FOP	187	30	2021	56	8,156
FOP	544	30	2021	163	23,740
FUS	1,132	100	2021	1,132	164,865
STR	88	10	2021	9	1,311
TOTALS	4,868			3,990	581,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,990	89.3430	148.31	591,757	2021	2021	0	0	0	1.80	98.20

1 SFR CUST 100% - 2022 Heated Area: 3412 HX Base Yr 2022



9192 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/21/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		650,301
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		780,926
SOH/AGL Deduction		91,996
ASSESSED VALUE		688,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		637,519
TOTAL JUST VALUE		844,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		859,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008797	CO ISSUED	0	07/06/2021
20007633	NEW CONSTR	464,415	08/24/2020
19003666	XFOB	0	04/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2234/0266	10/30/2018	WD	Q	V	01	84,000
GRANTOR: HENDRIX PHILIP						
GRANTEE: WARREN KENNETH R &						
2092/1464	12/22/2016	TD	Q	V	01	55,000
GRANTOR: LOYD ELSIE M REVOCABL						
GRANTEE: HENDRIX PHILIP						

BUILDING NOTES

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
2	0300	BOAT DCK W	0	100	0	0	500.00	SF	10.00	10.00	100	2021	2021	3	90	4,500	

BUILDING DIMENSIONS

BAS=[YR=2021] W27 S4 FOP=[YR=2021] W17 S11 E17 N11$ S11 W17 S26 FOP=[YR=2021] W8 S40 E31 N8 FGR=[YR=2021] E21 N32 W12 S9 W11 S23 E2$ W2 N8 W5 S8 W16 N32$ S32 E16 N8 E5 N15 E11 N9 E12 N41$ PTR=E20 FUS=[YR=2021] E21 STR=[YR=2021] E11 S8 W11 N8$ S8 E11 N8 E12 S24 W11 S8 W12 N20 W5 S20 W16 N32$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	123,500							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	750.00	750.00	2,625							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	19,000.00	19,000.00	66,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 126,125 Market: 66,500 Agricultural: 2,625 Common: 123,500 PRINTED 07/09/2026 BY SYS

S1/2 OF NW1/4 OF SW1/4 LYING
WEST OF ST RD 121
IN OR 2234/266

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BRYCEVILLE, FL 32009

2026

20-1S-23-0000-0007-0040

BUILDING CHARACTERISTICS

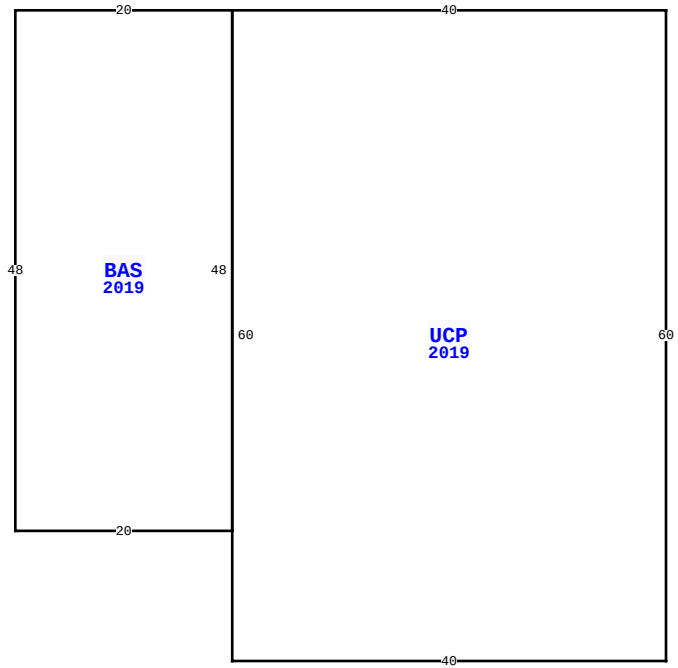
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5401	TIMBER 2-1 SI 90+
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	960	100	2019	960	34,598
UCP	2,400	40	2019	960	34,598
TOTALS	3,360			1,920	69,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	1,920	98.3136	38.34	73,613	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2022 Heated Area: 960 HX Base Yr 2022



9192 CR 121, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
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2092/1464	12/22/2016	TD	Q	V	01	55,000
GRANTOR: LOYD ELSIE M REVOCABL						
GRANTEE: HENDRIX PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W40 BAS=[YR=2019] W20 S48 E20 N48$ S60 E40 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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