E1/2 OF NW1/4
PT OR 691 PG 1800
R/W PT OR 852/1656

MEREDITH KATHY STOKES
4079 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2026

21-1S-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,427
TOTAL LAND VALUE - MARKET	880,000
TOTAL MARKET VALUE	74,987
SOH/AGL Deduction	0
ASSESSED VALUE	74,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,987
TOTAL JUST VALUE	904,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7501	MH MOVE-ON	24,000	10/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0691/1800	11/08/1993	WD	Q	I	01	100

GRANTOR: STOKES HAROLD TRTEE
GRANTEE: MEREDITH KATHY S

8860 PISTOL RANGE PL, BRYCEVILLE

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

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
1	0680	POLE SHED	0	0	10	90	900.00	SF	10.00	10.00	100	1970	1970	3	20	1,800	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1988	1988	3	100	6,000	
4	0940	SHEDS/PORT	0	0	36	12	432.00	SF	30.00	30.00	100	2025	2020		82	10,627	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 24,427

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	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	68.00	AC		1.00	1.00	1.00	395.00	395.00	26,860							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	170.00	170.00	1,700							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	78.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	858,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 80.00 Total Land Value: 50,560 Market: 858,000 Agricultural: 28,560 Common: 22,000 PRINTED 07/09/2026 BY SYS