

PT SW1/4 OF SW1/4 OF
SEC 21-2S-23E IN OR 2305/1116
BEING PARCELS 1 & 2

BENTLEY COURTNEY J
18941 W US HWY 90
BRYCEVILLE, FL 32009

2026

21-2S-23-0000-0009-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	12	HARDWOOD 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	864	100	1993	864	119,996
FEP	128	80	1995	102	14,166
TOTALS	992			966	134,162

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	966	149.0400	156.49	151,169	1943	2010	0	0	0	11.25	88.75	
1 SINGLE FAM 100% - 2023 Heated Area: 864 HX Base Yr 2023													
36 24 24 10 26 16 8 8 16 BAS 1993 FEP 1995													
				BLD DATE					LGL DATE				
				YE DATE					LAND DATE	05/12/2026 MLU			

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				140,034			
TOTAL MARKET OB/XF VALUE				1,512			
TOTAL LAND VALUE - MARKET				252,000			
TOTAL MARKET VALUE				393,546			
SOH/AGL Deduction				11,240			
ASSESSED VALUE				382,306			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				330,895			
TOTAL JUST VALUE				393,546			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				372,987			

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