PT SE1/4 OF NE1/4 & PT E1/2 OF
SE1/4 IN OR 1924/1068 UTIL ESMT

HODGE JAMES K JR & TERESA ANN/
13800 CR 121
BRYCEVILLE, FL 32009

2026

23-1N-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

13800 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	434,830
TOTAL MARKET VALUE	40,001
SOH/AGL Deduction	0
ASSESSED VALUE	40,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,001
TOTAL JUST VALUE	446,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006204	CO ISSUED	0	07/17/2020
20004160	MH MOVE-ON	0	05/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/1068	6/26/2014	WD	U	V	37	60,000
GRANTOR: HODGE DOROTHY ANN						
GRANTEE: HODGE JAMES K JR &						
1919/0147	5/27/2014	WD	U	V	16	100
GRANTOR: WILKINS WILLIAM T & T						
GRANTEE: HODGE DOROTHY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	21.53	AC		1.00	1.00	1.00	530.00	530.00	11,411							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	395.00	395.00	4,740							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	170.00	170.00	850							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	423,830							

REVIEW DATE 11/04/2024 BY KBA Total Acres: 39.53 Total Land Value: 28,001 Market: 423,830 Agricultural: 17,001 Common: 11,000 PRINTED 07/09/2026 BY SYS