

PARCEL 7-1 IN SE1/4 OF SW1/4 &
PARCEL 7 IN PT OF W1/2
IN OR 1732/1487

ZEORLIN CHARLES & BETTY FAMILY TRUST/ZEORLIN BETTY
13696 US HWY 301
BRYCEVILLE, FL 32009

2026

28-1N-24-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5000	IMPROVED AG

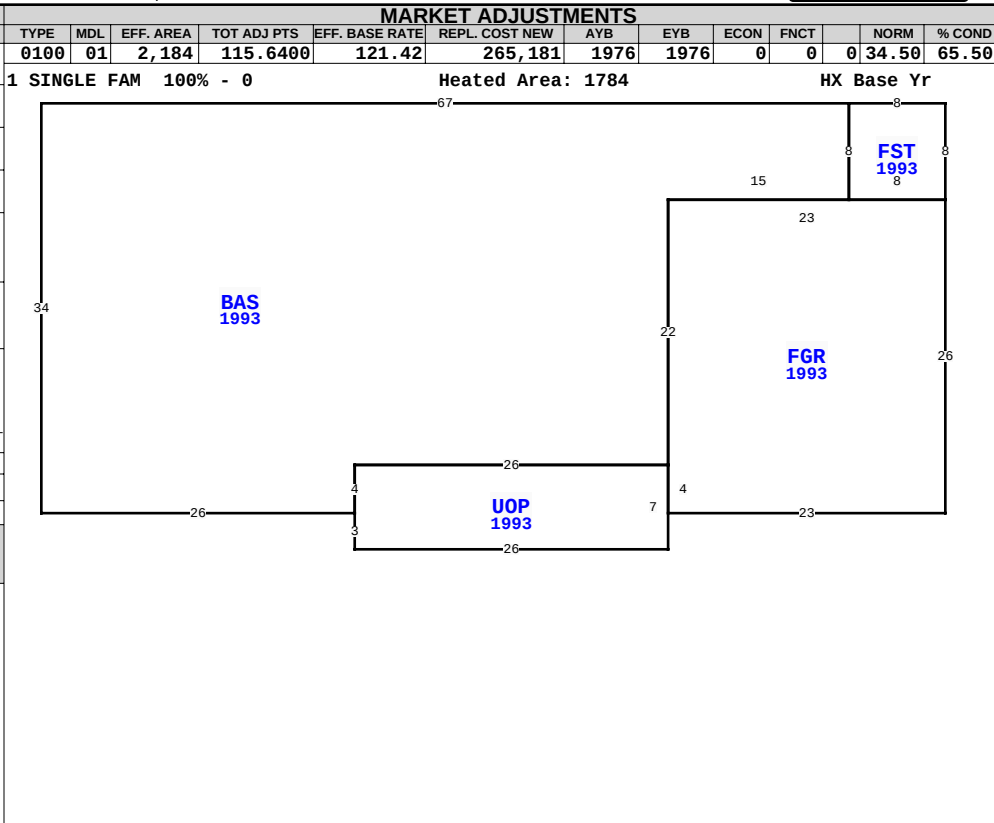
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1993	1,784	141,882
FGR	598	55	1993	329	26,165
FST	64	55	1993	35	2,784
UOP	182	20	1993	36	2,863

TOTALS	2,628			2,184	173,694
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0350	CARPORT WD



13696 US HWY 301, BRYCEVILLE	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE	01/17/2025	KBA

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
640.00	SF	13.00	13.00	100	1990	1990	3	20	1,664	

LAND DESCRIPTION			TOTAL OB/XF														3,134
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000
2	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	395.00	395.00	2,299
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	21,000.00	21,000.00	122,220

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 7.82	Total Land Value: 40,299	Market: 122,220	Agricultural: 2,299	Common: 38,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				194,591	
TOTAL MARKET OB/XF VALUE				3,134	
TOTAL LAND VALUE - MARKET				160,220	
TOTAL MARKET VALUE				238,024	
SOH/AGL Deduction				95,429	
ASSESSED VALUE				142,595	
TOTAL EXEMPTION VALUE		HX HB WX		56,411	
BASE TAXABLE VALUE				86,184	
TOTAL JUST VALUE				357,945	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				375,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014807	REPAIR/RRF	15,167	10/04/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1732/1487	1/19/2011	WD U	I	30	100

GRANTOR: ZEORLIN CHARLES PATRI					
GRANTEE: ZEORLIN CHARLES PAT					

BUILDING DIMENSIONS					
BAS=[YR=1993] W67 S34 E26 UOP=[YR=1993] S3 E26 N7 W26 S4 \$ N4 E26 FGR=[YR=1993] S4 E23 N26 FST=[YR=1993] N8 W8 S8E8\$ W23 S22 \$ N22 E15 N8\$.					

BUILDING NOTES													
BUILDING NOTES													

