

N1/2 OF NW1/4
IN OR 2551-1808 (EX 6-1 & 6-2)
(EX R/W OR 318/729,851/2000) UTI

STOKES EMERY B TRUST/STOKES MORGAN O TRUSTEE
M & E PINES LLC, PO BOX 483
BALDWIN, FL 32234

2026

29-1S-23-0000-0006-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
																VALUATION BY STANDARD																			
						Tax Group: 6										Tax Dist:																			
						BUILDING MARKET VALUE										0																			
						TOTAL MARKET OB/XF VALUE										500																			
						TOTAL LAND VALUE - MARKET										685,540																			
						TOTAL MARKET VALUE										91,835																			
						SOH/AGL Deduction										21,915																			
						ASSESSED VALUE										69,920																			
						TOTAL EXEMPTION VALUE										0																			
						BASE TAXABLE VALUE										69,920																			
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																																			
EXTRA FEATURES						1196 BRITTNEY LN, BRYCEVILLE																													
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																				
1	0570	JUNK HOUSE	0 0	0 0	1.00	UT	500.00	500.00	100	1904	1904	3	100	500																					
LAND DESCRIPTION						TOTAL OB/XF 500																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	005600	A	TIMBER 3 N S	0	0004	OR	0.00	0.00	38.14	AC		1.00	1.00	1.00	395.00	395.00	15,065																		
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	530.00	530.00	7,420																		
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	170.00	170.00	850																		
4	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000																		
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	56.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	617,540																		
REVIEW DATE		01/01/2023		BY		CD		Total Acres: 59.14				Total Land Value: 91,335				Market: 617,540				Agricultural: 23,335				Common: 68,000				PRINTED 07/09/2026 BY SYS							