PT GOVT LOTS 1,2 & 3 OF
SEC 32-1S-23E & PT JOHN MIZZEL
GRANT SEC 37-1S-23E IN

BENNETT ROBERT G & TERESA JANE L/E/
7578 CR 121
BRYCEVILLE, FL 32009

2026

32-1S-23-0000-0001-0080

BUILDING CHARACTERISTICS

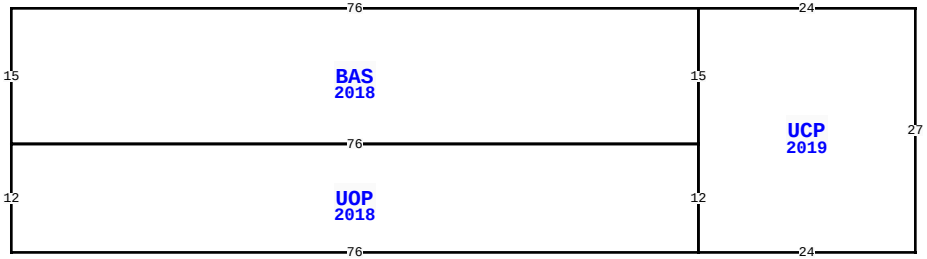
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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
BAS	1,140	100	2018	1,140	54,984
UCP	648	20	2019	130	6,270
UOP	912	25	2018	228	10,997
TOTALS	2,700			1,498	72,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,498	133.9800	120.58	180,629	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 0 Heated Area: 1140 HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	72,252
TOTAL MARKET OB/XF VALUE	11,840
TOTAL LAND VALUE - MARKET	184,270
TOTAL MARKET VALUE	106,201
SOH/AGL Deduction	5,004
ASSESSED VALUE	101,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,197
TOTAL JUST VALUE	268,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003340	CO ISSUED	0	04/03/2018
18001170	MH MOVE-ON	0	03/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1924/0954	6/18/2014	WD	U	V	30	100

GRANTOR: BENNETT TERESA JANE E

GRANTEE: BENNETT ROBERT GENE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W76 S15 E76 N15 $
UOP=[YR=2018;ORIG=-76,15] S12 E76 N12 W76 $
UCP=[YR=2019;ORIG=0,0] E24 S27 W24 N12 N15 $
.

1920 BRANDY BRANCH CHURCH PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
AG DATE		INC DATE	01/16/2025 KBA

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	0351	CARPORT MT	0	0	40	40	1,600.00	SF	10.00	10.00	100	2019	2018		74	11,840	

LAND DESCRIPTION

TOTAL OB/XF 11,840

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	19,000.00	19,000.00	19,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	7.87	AC		1.00	1.00	1.00	395.00	395.00	3,109							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.87	AC		1.00	1.00	1.00	21,000.00	21,000.00	165,270							

REVIEW DATE 03/01/2024 BY WWA Total Acres: 8.87 Total Land Value: 22,109 Market: 165,270 Agricultural: 3,109 Common: 19,000 PRINTED 07/09/2026 BY SYS