PT OF GOV LOTS 2 & 3
IN OR 979/345
EX 2-9

RATLEY WALTER S & CINDY R
6580 LEE LANE
BRYCEVILLE, FL 32009

2026

32-1S-23-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

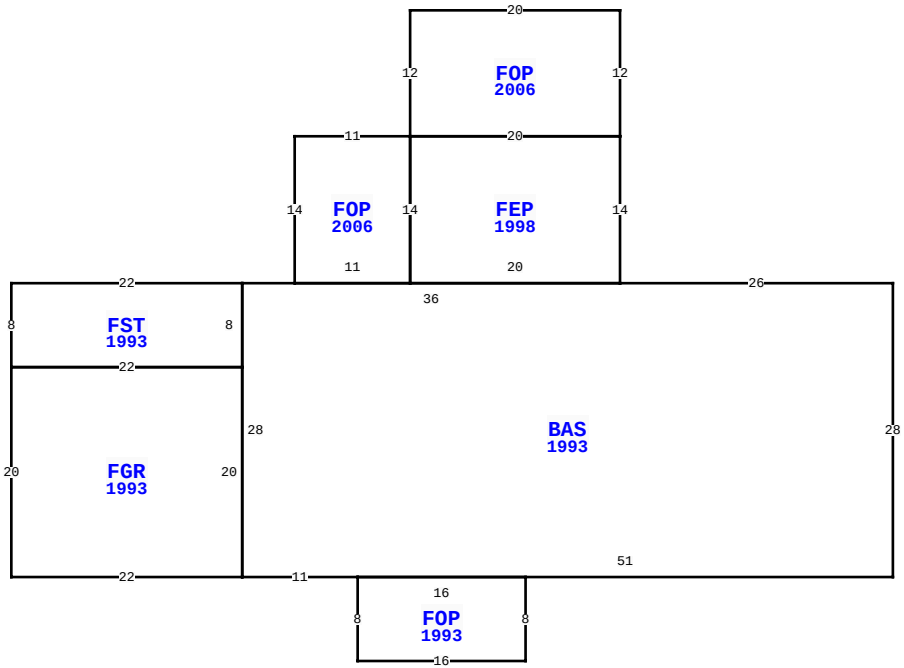
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	136,474
FEP	280	80	1998	224	17,609
FGR	440	55	1993	242	19,025
FOP	128	30	1993	38	2,987
FOP	154	30	2006	46	3,616
FOP	240	30	2006	72	5,660
FST	176	55	1993	97	7,625
TOTALS	3,154			2,455	192,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	105.6000	110.88	272,210	1977	1983	0	0	0	29.10	70.90

1 SINGLE FAM 100% - 2003 Heated Area: 1736 HX Base Yr 2003



6580 LEE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/22/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,997
TOTAL MARKET OB/XF VALUE		61,396
TOTAL LAND VALUE - MARKET		196,750
TOTAL MARKET VALUE		293,598
SOH/AGL Deduction		107,397
ASSESSED VALUE		186,201
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,790
TOTAL JUST VALUE		451,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016160	WINDOW/DOOR	5,810	11/19/2021
B1428558	SWIM POOL	24,931	04/01/2014
MH145558	MH MOVE-ON	0	04/01/2014
E0514952	ELEC OTHER	0	05/01/2005
M0509713	H/AC	0	05/01/2005
AP081748	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0979/0345	4/04/2001	WD	Q	I		150,000

GRANTOR: LEE CLARENCE
GRANTEE: RATLEY WALTER & CIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FEP=[YR=1998] N14 FOP=[YR=2006] N12 W20 S12 E20$ W20 FOP=[YR=2006] W11 S14 E11 N14$ S14 E20$ W36 FST=[YR=1993] W22 S8 FGR=[YR=1993] S20 E22 N20 W22$ E22 N8$ S28 E11 FOP=[YR=1993] S8 E16 N8 W16$ E51 N28$.

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
3	0510	GARAGE WD-	0	100	20	26	520.00	SF	35.00	35.00	100	1985	1985	3	20	3,640	
4	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2004	2004	3	20	756	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
7	0860	POOL/SPA	0	100	26	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	

LAND DESCRIPTION

TOTAL OB/XF 61,396

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	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	005000	C	AGRICULTURAL	100	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
3	009530	C	POND	100					0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
4	005500	A	TIMBER 2 N S	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	530.00	530.00	2,120							
5	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170							
6	006000	A	PASTURE - HA	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	370.00	370.00	1,665							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.00 Total Land Value: 39,205 Market: 161,500 Agricultural: 3,955 Common: 35,250 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4578	MH MOVE-ON	0	04/01/2005
P09295	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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LAND DESCRIPTION

TOTAL OB/XF 0

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
7	009910	M	MARKET VALUE	0			0.00	0.00	9.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	161,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 12.00 Total Land Value: 39,205 Market: 161,500 Agricultural: 3,955 Common: 35,250 PRINTED 07/09/2026 BY SYS