

E1/2 OF NE1/4 OF SE1/4 &
PT OF NE1/4 R622072
IN OR 578/122 & OR 578/126

STONE CARROLL & DIXIE
12974 HOSS PLACE
BRYCEVILLE, FL 32009

2026

33-1N-24-0000-0001-0020



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 2 6														
Exterior Wall	20	FACE BRICK 100	0900	01	2,569	92.4480	128.50	330,116	1998	1998	0	0	20.25	79.75	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2007													Heated Area: 2015													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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																											
Occupancy	00	NONE 100																											
Quality			01	Quality Level 01																									
DOR CODE			5000IMPROVED AG																										
MAP NUM			MKT AREA 08																										
NEIGHBORHOOD/LOC			8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,015	100	1998	2,015	206,495																								
FGR	744	55	1998	409	41,914																								
FOP	180	30	1998	54	5,534																								
FSP	228	40	1998	91	9,326																								
TOTALS			3,167		2,569	263,268																							
EXTRA FEATURES						12974 HOSS PL, BRYCEVILLE												BLD DATE				LGL DATE				05/08/2026 MLU			
																		XF DATE				LAND DATE				01/17/2025 KBA			
																		INC DATE				AG DATE							
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												
2	0300	BOAT DCK W	0	100	0	0	368.00	SF	40.00	40.00	100	2000	2000	3	26	3,827													
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2000	2000	3	26	5,242													
7	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765													
8	0351	CARPORT MT	0	100	60	24	1,440.00	SF	10.00	10.00	100	2003	2003	3	20	2,880													
9	0351	CARPORT MT	0	100	40	22	880.00	SF	10.00	10.00	100	2010	2010	3	35	3,080													
10	0680	POLE SHED	0	100	30	24	720.00	SF	10.00	10.00	100	2026	2022	03	93	6,696													
TOTAL OB/XF																		24,490											
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	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	11,000.00	11,000.00	11,000												
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	52.06	AC		1.00	1.00	1.00	370.00	370.00	19,262												
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.26	AC		1.00	1.00	1.00	170.00	170.00	1,744												
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	0.89	AC		1.00	1.00	1.00	70.00	70.00	62												
5	005300	A	CROPLAND 3	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	355.00	355.00	266												
6	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	395.00	395.00	3,950												
REVIEW DATE		01/01/2023		BY CD		Total Acres: 74.96				Total Land Value: 36,284				Market: 813,560				Agricultural: 25,284				Common: 11,000				PRINTED 07/09/2026 BY SYS			

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