LOT 24
IN OR 1091/1223
THE PINES PB 5/78 & 79

HARTIN ALLEN & DIANE
12696 US HIGHWAY 301
BRYCEVILLE, FL 32009-1942

2026

33-1N-24-2050-0024-0000

BUILDING CHARACTERISTICS

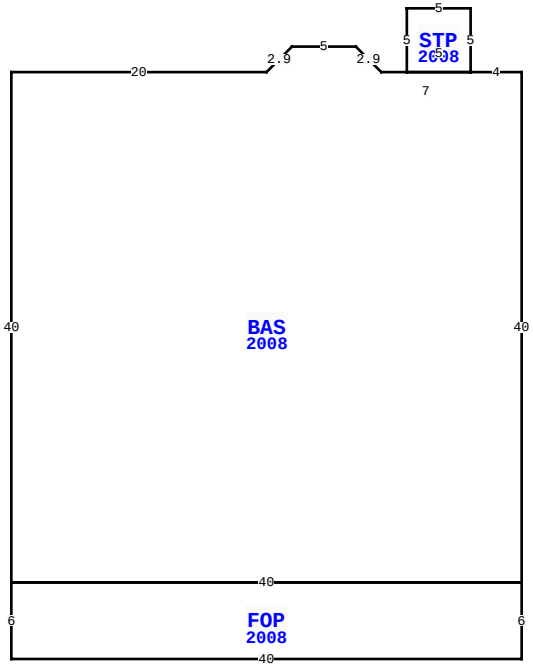
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,614	100	2008	1,614	204,899
FOP	240	30	2008	72	9,140
STP	25	10	2008	2	254
TOTALS	1,879			1,688	214,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	99.2700	137.99	232,927	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM 100% - 2009 Heated Area: 1614 HX Base Yr 2009



12696 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,293
TOTAL MARKET OB/XF VALUE		8,483
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		262,776
SOH/AGL Deduction		141,928
ASSESSED VALUE		120,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,437
TOTAL JUST VALUE		262,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24348	ADDITION	5,567	02/01/2011
R11169	REPAIR/RRF	1,500	04/01/2008
B19773	NEW CONSTR	0	08/01/2007
C19773	CO ISSUED	0	08/01/2007
M13240	MECH OTHER	0	08/01/2007
P12525	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1223	11/01/2002	WD	Q	V		16,000

GRANTOR: BILLINGS JOSEPH & GAI

GRANTEE: HARTIN ALLEN & DIAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W4 STP=[YR=2008] N5 W5 S5 E5 $ W7 U2 L2 W5 L2 D2 W20 S40 FOP=[YR=2008] S6 E40 N6 W40$ E40 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2009	2009	3	48	4,301	
3	0350	CARPORT WD	0	100	16	16	256.00	SF	13.00	13.00	100	2009	2009	3	31	1,032	

LAND DESCRIPTION

TOTAL OB/XF 8,483

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	000100	C	RES	100	0004	OR	181.00	254.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS