LOT 26 IN OR 2115/471
EX R/W OR 977/184 &
LOT 27 IN OR 754/1077

MULLINS GARY A & KATHERINE L L/E/
PO BOX 74
BRYCEVILLE, FL 32009-0074

**2026**

**33-1N-24-2050-0027-0000**

# NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

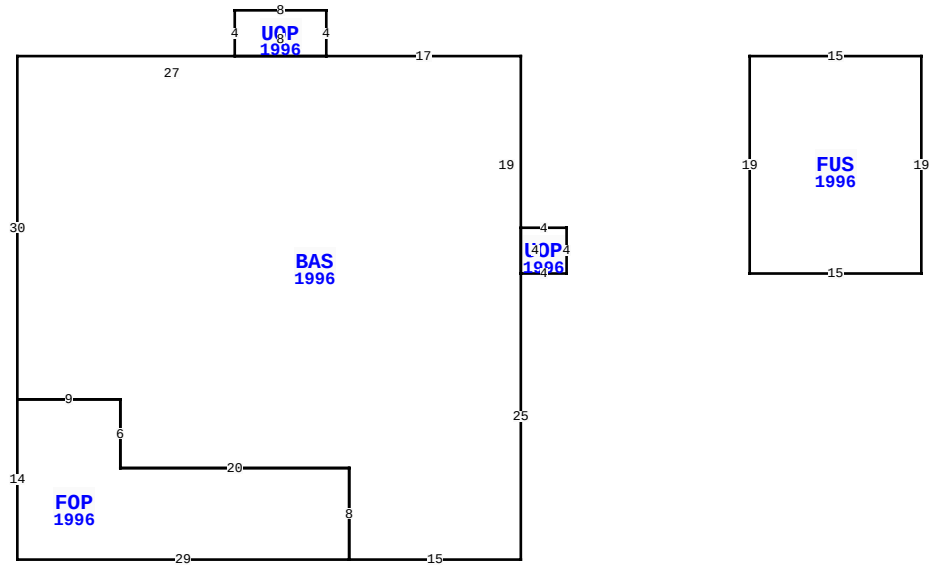
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,650 | 100 | 1996 | 1,650 | 168,158 |
| FOP | 286 | 30 | 1996 | 86 | 8,765 |
| FUS | 285 | 100 | 1996 | 285 | 29,045 |
| UOP | 16 | 20 | 1996 | 3 | 306 |
| UOP | 32 | 20 | 1996 | 6 | 611 |
| TOTALS | 2,269 | | | 2,030 | 206,886 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,030 | 113.1900 | 118.85 | 241,266 | 1996 | 1996 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SINGLE FAM 100% - 0 Heated Area: 1935 HX Base Yr




12576 US HWY 301, BRYCEVILLE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 206,886 |
| TOTAL MARKET OB/XF VALUE | | 18,280 |
| TOTAL LAND VALUE - MARKET | | 85,680 |
| TOTAL MARKET VALUE | | 310,846 |
| SOH/AGL Deduction | | 131,396 |
| ASSESSED VALUE | | 179,450 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 128,039 |
| TOTAL JUST VALUE | | 310,846 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,847 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003161 | DEMOLITION | 54 | 03/29/2019 |
| R1313623 | REPAIR/RRF | 0 | 09/01/2013 |
| B9602758 | NEW CONSTR | 90,000 | 01/01/1996 |
| 3064 | H/AC | 0 | 06/28/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2862/168 | 4/15/2026 | LE | U | I | 11 | 100 |
| GRANTOR: MULLINS GARY A & KATH | | | | | | |
| GRANTEE: MULLINS SEAN | | | | | | |
| 2115/0471 | 4/21/2017 | QC | U | I | 11 | 30,000 |
| GRANTOR: GODWIN JAMES E & BETT | | | | | | |
| GRANTEE: MULLINS GARY & KATH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W17 UOP=[YR=1996] N4 W8 S4 E8$ W27 S30
FOP=[YR=1996] S14 E29 N8 W20 N6 W9$ E9 S6 E20 S8 E15 N25
UOP=[YR=1996] E4 N4 W4 S4$ N19$ PTR= E20 FUS=[YR=1996] E15
S19 W15 N19$ W20$.

## 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 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 500.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 1,000 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 22 | 528.00 | SF | 35.00 | 35.00 | 100 | 1999 | 1999 | 3 | 25 | 4,620 | |
| 3 | 0752 | USP | 0 | 100 | 22 | 10 | 220.00 | SF | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 20 | 660 | |
| 4 | 0937 | WELL | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1989 | 1989 | 3 | 100 | 6,000 | |
| 5 | 0936 | SEPTC TANK | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1989 | 1989 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,280

| 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 | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 41,480 | | | | | | | |
| 2 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 1.30 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 44,200 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.52 Total Land Value: 85,680 Market: 0 Agricultural: 0 Common: 85,680 PRINTED 07/09/2026 BY SYS