LOTS 4 & 5
(EX PT R/W IN OR 1067/1533)
THE PINES #3 PB 5/331-332

MYERS THOMAS A & JENNIFER
13431 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2052-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

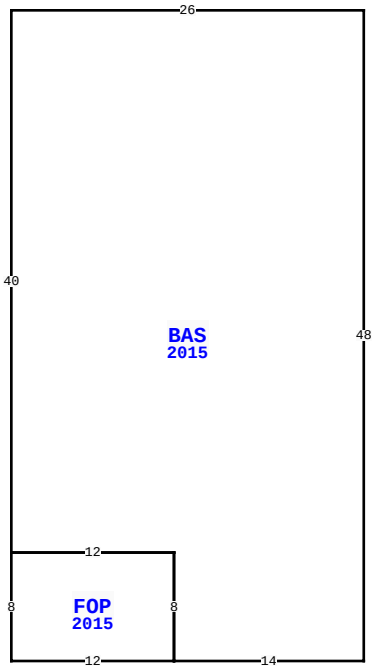
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2015	1,152	154,804
FOP	96	30	2015	29	3,897
TOTALS	1,248			1,181	158,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	134.0052	140.71	166,179	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2023 Heated Area: 1152 HX Base Yr 2023



13431 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		166,935
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		77,860
TOTAL MARKET VALUE		244,795
SOH/AGL Deduction		10,914
ASSESSED VALUE		233,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,470
TOTAL JUST VALUE		244,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530618	CO ISSUED	0	11/25/2015
B1530618	NEW CONSTR	132,126	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/1118	1/07/2022	WD	Q	I	01	258,000
GRANTOR: BOYD JOHN W JR						
GRANTEE: MYERS THOMAS A & JE						
2520/0070	12/06/2021	QC	U	V	11	100
GRANTOR: BOYD JOHN W JR & TABA						
GRANTEE: BOYD JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W26 S40 FOP=[YR=2015] S8 E12 N8 W12$ E12 S8 E14 N48$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.14	AC		1.00	1.00	1.00	34,000.00	34,000.00	38,760							
2	000100	C	RES	100	0004	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	34,000.00	34,000.00	39,100							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.29 Total Land Value: 77,860 Market: 0 Agricultural: 0 Common: 77,860 PRINTED 07/09/2026 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

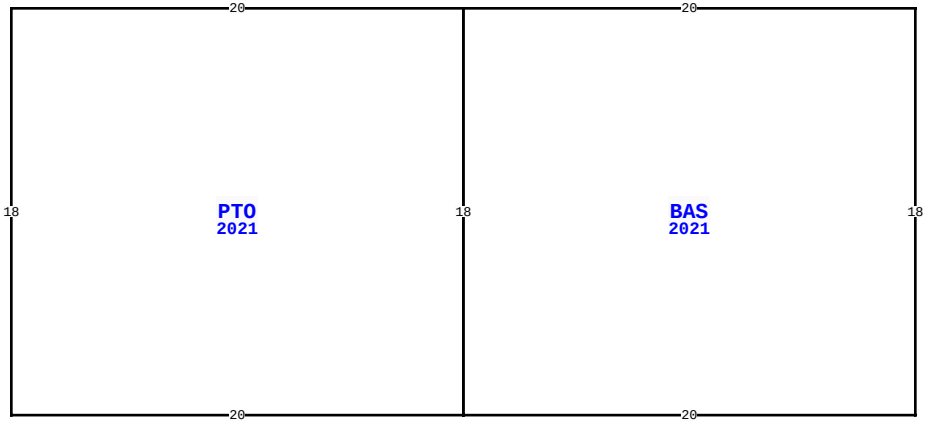
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2021	360	7,841
PTO	360	5	2021	18	392
TOTALS	720			378	8,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	378	58.1900	22.69	8,577	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2023 Heated Area: 360 HX Base Yr 2023



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GRANTEE: BOYD JOHN W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 PTO=[YR=2021] W20 S18 E20 N18$ S18 E20 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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