

LOT 6
IN OR 1298/580
EX R/W PT OR 963/751

WYATT LUKEVA F EST/GEORGE HAZEL J EST
13397 US HIGHWAY 301
BRYCEVILLE, FL 32009-1248

2026

33-1N-24-2052-0006-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																									
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																																									
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																										
																		VALUATION BY																																									
																		Tax Group: 6												STANDARD																													
																		BUILDING MARKET VALUE												Tax Dist:																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												12,000																													
																		TOTAL MARKET VALUE												45,600																													
																		SOH/AGL Deduction												57,600																													
																		ASSESSED VALUE												8,270																													
																		TOTAL EXEMPTION VALUE												49,330																													
																		BASE TAXABLE VALUE												0																													
DOR CODE						0001						VAC W/XFOB																																															
MAP NUM												MKT AREA						08																																									
NEIGHBORHOOD/LOC						8001.00																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
TOTALS																																																											
EXTRA FEATURES						13397 US HWY 301, BRYCEVILLE																																																					
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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																																											
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000																																											
LAND DESCRIPTION						TOTAL OB/XF												12,000																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	40,000.00	40,000.00	45,600																																										
REVIEW DATE						01/01/2023						BY						CD						Total Acres: 1.14						Total Land Value: 45,600						Market: 0						Agricultural: 0						Common: 45,600						PRINTED 07/09/2026 BY SYS					