PT SE1/4 OF SE1/4 OF
SEC 3-1S-24E IN OR 1217/1540
{R567846 & R567847}

NEUBAUER LINDA J SANFORD
11292 WATERLOO LN
BRYCEVILLE, FL 32009

2023

03-1S-24-0000-0002-0160

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

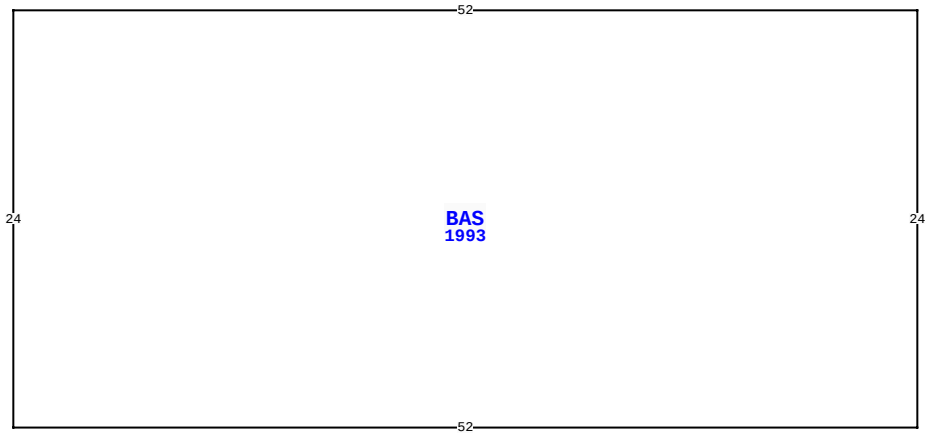
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	28,619
TOTALS	1,248		1,248	28,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	117.6000	76.44	95,397	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1248 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	28,619
TOTAL MARKET OB/XF VALUE	2,274
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	60,893
SOH/AGL Deduction	16,486
ASSESSED VALUE	44,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,407
TOTAL JUST VALUE	60,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/1388	6/27/2016	FJ	U	I	11	0
GRANTOR: NEUBAUER DUAINE DENNI						
GRANTEE: NEUBAUER LINDA SANF						
2070/0240	9/07/2016	PR	U	I	11	100
GRANTOR: NUEBAUER DUAINE EST						
GRANTEE: NEUBAUER LINDA J SA						

11292 WATERLOO LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	0	24	8	192.00	SF	10.00	10.00	100	1998	1998	3	20	384	
2	0752	USP	0	0	12	14	168.00	SF	15.00	15.00	100	2013	2013	3	75	1,890	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,274

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS