N106 FT OF S1/2 OF NW1/4 OF
SW1/4 OF NE1/4 LYING W OF
COUNTY ROAD 121 OR 1257/57

HOLTON BILLY RAY & VIRGINIA S
13096 BOXER LANE
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0003-0060

BUILDING CHARACTERISTICS

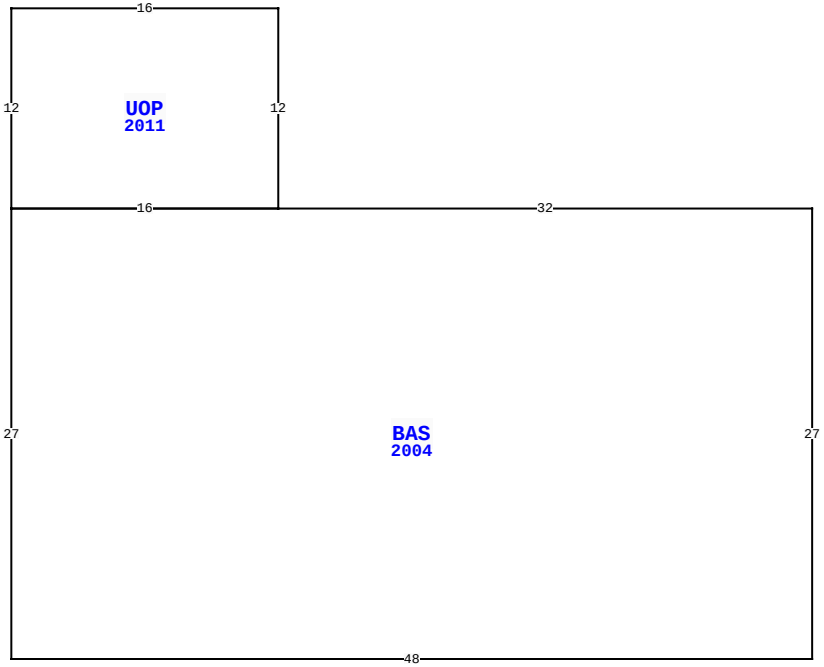
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	77,536
UOP	192	25	48	2,872
TOTALS	1,488		1,344	80,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	147.3600	103.15	138,634	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2005 Heated Area: 1296 HX Base Yr 2005



13096 BOXER LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		80,408
TOTAL MARKET OB/XF VALUE		9,580
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		134,988
SOH/AGL Deduction		74,394
ASSESSED VALUE		60,594
TOTAL EXEMPTION VALUE	HX HB	35,594
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0057	9/03/2004	QC	U	I	01	100

GRANTOR: HOLTON CECIL R & CARO

GRANTEE: HOLTON BILLY RAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W32 UOP=[YR=2011] N12 W16 S12 E16 $ W16 S27 E48 N27$.

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	8	8	64.00	SF	10.00	10.00	100	2006	2006	3	31	198	
2	0811	CONCRETE B	0	100	32	22	704.00	SF	5.20	5.20	100	2006	2006	3	88	3,222	
3	0351	CARPORT MT	0	100	40	24	960.00	SF	6.90	6.90	100	2020	2020	3	93	6,160	

LAND DESCRIPTION

TOTAL OB/XF 9,580

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 08/02/2021 BY TW Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS