PT OF SW1/4 2003 MERIT DW/MH
IN OR 2504/1943
EX 7-4

WATERS JASON & CIERRA
2187 KINARD RD
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

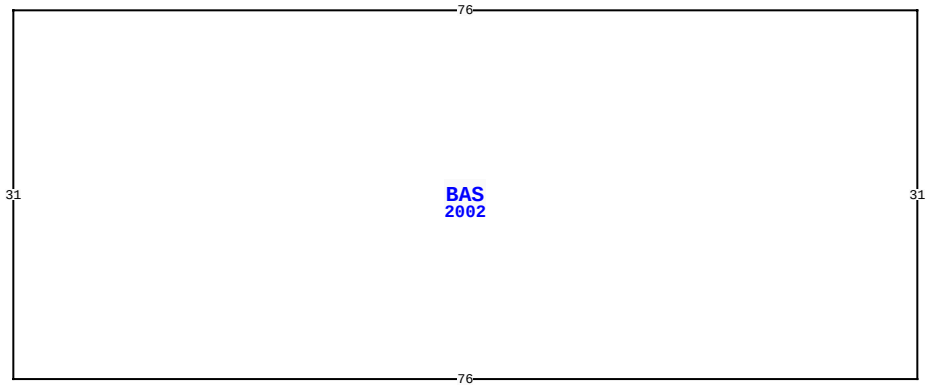
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,356	100	2,356	138,125
TOTALS	2,356		2,356	138,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	135.0800	94.56	222,783	2002	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2023 Heated Area: 2356 HX Base Yr 2023



2187 KINARD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,125
TOTAL MARKET OB/XF VALUE		4,445
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		177,070
SOH/AGL Deduction		0
ASSESSED VALUE		177,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,070
TOTAL JUST VALUE		177,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023955	MH MOVE-ON	0	10/01/2002
P025455	MH MOVE-ON	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/1943	10/01/2021	WD	Q	I	01	185,000
GRANTOR: MULLIS RONALD L						
GRANTEE: WATERS JASON & CIER						
2248/1411	12/21/2018	WD	U	I	12	37,500
GRANTOR: HYGEMA DAVID P & SHAR						
GRANTEE: MULLIS RONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E76 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2014	2014	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,445

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	100	0005	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS