PT OF SW1/4
IN OR 1661/1976
2002 REGE DW/MH

DAVIS DONNA JEAN
2185 KINARD ROAD
BRYCEVILLE, FL 32009

2023

04-1S-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

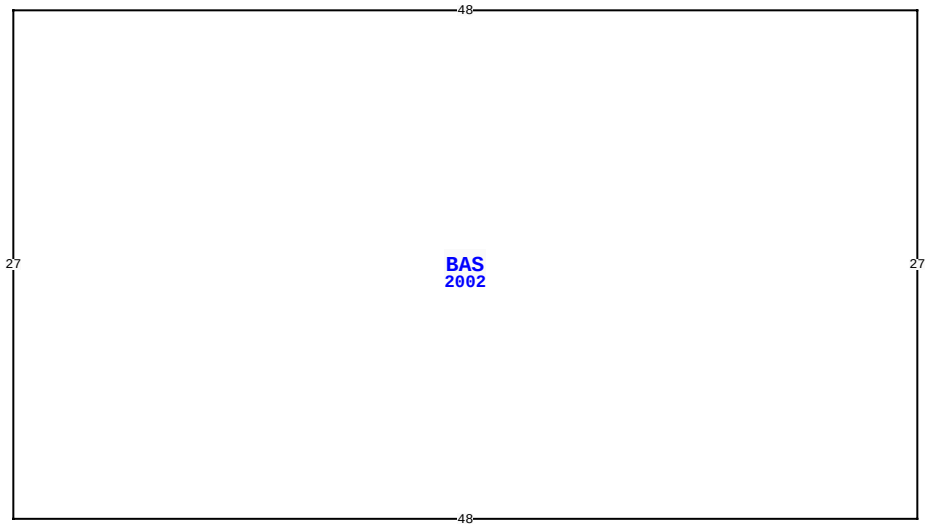
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	55,100
TOTALS	1,296		1,296	55,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	81.76	105,961	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2011 Heated Area: 1296 HX Base Yr 2011



2185 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		55,100
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		89,600
SOH/AGL Deduction		41,399
ASSESSED VALUE		48,201
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,201
TOTAL JUST VALUE		89,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023778	MH MOVE-ON	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1661/1976	1/27/2010	WD	U	I	12	57,700
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVIS DONNA JEAN						
1624/1596	11/24/2008	WD	U	I	21	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W48 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/20/2019 BY TWA Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS