

PT OF SW1/4 OF NE1/4
IN OR 887/122
R673253 & R673254

KEEN ROBERT W
11613 CAPISTRANO PLACE
BRYCEVILLE, FL 32009

2023

05-1S-23-0000-0002-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 100	0800	02	1,387	123.6000	86.52	120,003	1997	1997	0	0	58.00	42.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006													Heated Area: 1152													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2006													
Interior Wall	05	DRYWALL 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										09																
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,152	100	1,152	41,862																									
FOP	300	30	90	3,271																									
FSP	150	60	90	3,271																									
UST	100	55	55	1,999																									
TOTALS			1,702	1,387	50,401																								
EXTRA FEATURES			11613 CAPISTRANO PL, 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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1999	1999	3	79	2,465													
3	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	1999	1999	3	28	1,512													
4	0681	POLE SHED	0	100	36	24	864.00	SF	15.00	15.00	100	2010	2010	3	64	8,294													
LAND DESCRIPTION																													
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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.55	AC		1.00	1.00	1.00	25,000.00	25,000.00	113,750												
REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.55 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 08/02/2023 BY SYS																													