PT OF E1/2 EAST OF US 301
IN OR 806 PG 647
EX R/W OR 939/686

STURTEVANT SCOTT L & ISABEL S
12127 US HWY 301
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

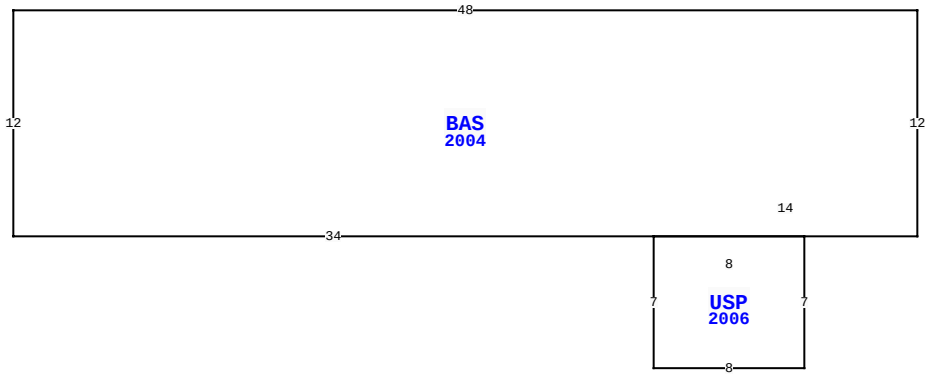
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	576	100	576	10,513
USP	56	50	28	511
TOTALS	632		604	11,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	604	93.6000	60.84	36,747	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 576 HX Base Yr 2005



12127 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		11,024
TOTAL MARKET OB/XF VALUE		10,440
TOTAL LAND VALUE - MARKET		40,230
TOTAL MARKET VALUE		61,694
SOH/AGL Deduction		24,928
ASSESSED VALUE		36,766
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,766
TOTAL JUST VALUE		61,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514364	ADDITION	39,600	02/01/2005
MH98	MH MOVE-ON	0	10/01/1998
MH972032	MH MOVE-ON	0	12/01/1997
7329	MH MOVE-ON	5,000	06/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0806/0647	9/12/1997	WD	Q	I		24,500
GRANTOR: ARNOLD WILLIAM KAVIN						
GRANTEE: STURTEVANT SCOTT L						
0319/0322	8/01/1980	WD	Q	V		7,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S12 E34 USP=[YR=2006] S7 E8 N7 W8$ E14 N12$.

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
4	2701	QUONSET GD	0	100	40	30	1,200.00	SF	15.00	15.00	100	2005	2005	3	58	10,440	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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	1.49	AC		1.00	1.00	0.90	30,000.00	27,000.00	40,230							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.49 Total Land Value: 40,230 Market: 0 Agricultural: 0 Common: 40,230 PRINTED 08/02/2023 BY SYS