

SMITH JENNIFER LYNN
6958 SOUTHERN OAKS DR W
JACKSONVILLE, FL 32244

2023

05-1S-24-0000-0004-0180

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall		05	AVERAGE 100							0832	02	1,782	116.8000	75.92	135,289	2004	2004	0	0	0	44.00	56.00	VALUATION BY									
Roof Structur		03	GABLE/HIP 100							1 MH 94NO RP - 0% - 2023														Heated Area: 1782								
Roof Cover		03	COMP SHNGL 100																					HX Base Yr								
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			N/A 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	1,782	100	1,782				75,762																									
TOTALS		1,782	1,782				75,762																									
EXTRA FEATURES										12039 US HWY 301, BRYCEVILLE										BLD DATE												
																				XF DATE												
																				INC DATE												
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							
1	0753	UEP					0	0	28	12	336.00		SF	22.00		22.00		100	2005	2005	3	44	3,252									
2	0500	FP-PRE FAB					0	0	0	0	1.00		UT	3,500.00		3,500.00		100	2004	2004	3	89	3,115									

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