IN OR 2246/1275

MCKINNON JOE B JR & WANDA
P O BOX 93
BRYCEVILLE, FL 32009

2023

05-2S-23-0000-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

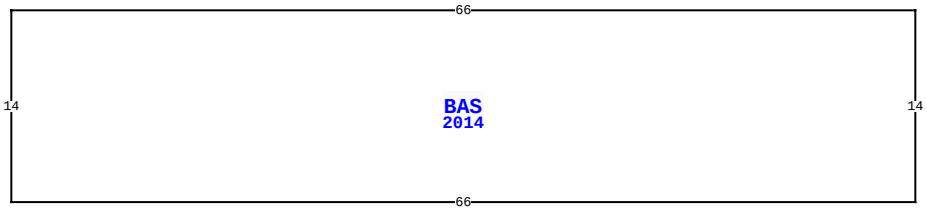
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,378
TOTALS	924		924	18,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	102.0000	66.30	61,261	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2019 Heated Area: 924 HX Base Yr 2019



5748 HALTER PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		18,378
TOTAL MARKET OB/XF VALUE		5,545
TOTAL LAND VALUE - MARKET		64,200
TOTAL MARKET VALUE		88,123
SOH/AGL Deduction		40,661
ASSESSED VALUE		47,462
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,462
TOTAL JUST VALUE		88,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/1275	12/20/2018	WD	U	I	37	37,000
GRANTOR: CORNELL PATRICIA A &						
GRANTEE: MCKINNON JOE B JR &						
1798/0213	6/14/2012	WD	U	I	11	100
GRANTOR: CORNELL PATRICA A						
GRANTEE: CORNELL PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W66 S14 E66 N14$.

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	0940	SHEDS/PORT	0	100	0	0	256.00	SF	13.20	13.20	100	1980	1980	3	20	676	
3	0681	POLE SHED	0	100	10	16	160.00	SF	15.00	15.00	100	1980	1980	3	20	480	
6	0940	SHEDS/PORT	0	100	14	8	112.00	SF	20.10	20.10	100	2000	2000	3	20	450	
7	0510	GARAGE WD-	0	100	0	0	504.00	SF	26.95	26.95	100	2000	2000	3	29	3,939	

LAND DESCRIPTION

TOTAL OB/XF 5,545

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	0007	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,200							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 2.14 Total Land Value: 64,200 Market: 0 Agricultural: 0 Common: 64,200 PRINTED 08/02/2023 BY SYS