PT OF NE 1/4 OF NE 1/4
LYING E OF ST RD 121
IN OR 2632/1667

CREWS SHEENA LEE
11895 CR 121
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0001-0010

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	04	PLYWOOD 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

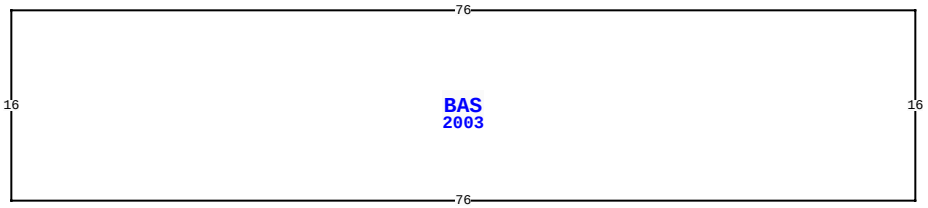
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	48,048
TOTALS	1,216		1,216	48,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.6000	82.32	100,101	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



11895 CR 121, 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	48,048
TOTAL MARKET OB/XF VALUE	5,178
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	98,226
SOH/AGL Deduction	0
ASSESSED VALUE	98,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,226
TOTAL JUST VALUE	98,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034061	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1667	4/11/2023	WD	Q	I	01	158,000
GRANTOR: ALFORD CLINTON						
GRANTEE: CREWS SHEENA LEE						
2593/0404	9/15/2022	WD	U	I	37	46,300
GRANTOR: HANNER DUSTIN						
GRANTEE: ALFORD CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E76 N16$.

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
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2012	2012	3	60	2,160	
4	1242	WD DECK A	0	0	18	10	180.00	SF	10.00	10.00	100	2013	2013	3	65	1,170	
5	0753	UEP	0	0	14	8	112.00	SF	22.00	22.00	100	2013	2013	3	75	1,848	

LAND DESCRIPTION

TOTAL OB/XF 5,178

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	0	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS