



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 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	21,946
PTO	40	5	2	47
UCP	432	20	86	2,043
UOP	160	25	40	950

TOTALS	1,556	1,052	24,986
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	6	8	48.00	SF	15.00	15.00	100	1985
2	0812	CONCRETE C	0 100	0	0	682.00	SF	4.00	4.00	100	2000
3	0510	GARAGE WD-	0 100	24	18	432.00	SF	35.00	35.00	100	2008
4	0350	CARPORT WD	0 100	0	0	520.00	SF	9.36	9.36	100	2008
5	0350	CARPORT WD	0 100	44	17	748.00	SF	13.00	13.00	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.18	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,052	121.8000	79.17	83,287	1988	1988	0	0	0 70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 924 HX Base Yr											
1701 DB HICKS RD, BRYCEVILLE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		24,986	
TOTAL MARKET OB/XF VALUE		16,630	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		146,116	
SOH/AGL Deduction		80,964	
ASSESSED VALUE		65,152	
TOTAL EXEMPTION VALUE		HX HB 40,152	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		146,116	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		93,612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7514	MH MOVE-ON	18,000	10/12/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0553/0309	9/26/1988	WD U	V		01	100	
GRANTOR: COLEMAN B F							
GRANTEE: COLEMAN BENJY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W66 S14 E13 UCP=[YR=2015] S18 E24 PTO=[YR=2015] E4 N10 UOP=[YR=2015] E16 N8 W20S8 E4\$ W4 S10\$ N18 W24\$ E53 N14\$.											