PT OF GOV LOT 1
IN OR 2499/313
R407831 & R407832 & R672721

THORNTON DORIS M/AMAN JESSIE TYLER
1041 THORNTON VILLE DR
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	01	NONE 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

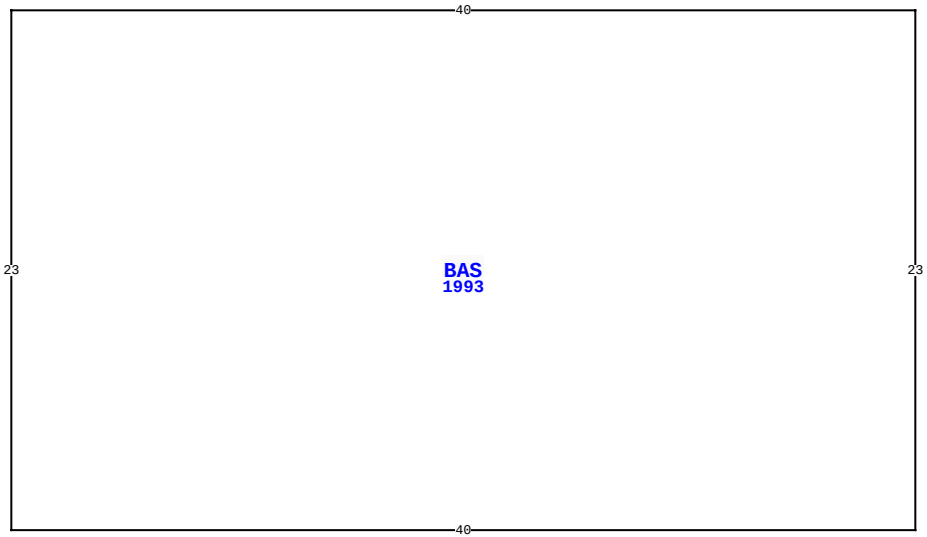
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	16,110
TOTALS	920		920	16,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	920	89.8000	58.37	53,700	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 920 HX Base Yr 2022



1041 THORNTON VILLE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,438
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		76,855
TOTAL MARKET VALUE		134,293
SOH/AGL Deduction		38,811
ASSESSED VALUE		95,482
TOTAL EXEMPTION VALUE	HX HB	30,142
BASE TAXABLE VALUE		65,340
TOTAL JUST VALUE		134,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971937	MH MOVE-ON	0	08/01/1997
MH961297	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/0313	9/22/2021	QC	U	I	11	100
GRANTOR: THORNTON DORIS S						
GRANTEE: THORNTON DORIS M &						
2499/0310	9/22/2021	WD	U	I	11	100
GRANTOR: THORNTON DORIS						
GRANTEE: THORNTON DORIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 N23$.

EXTRA FEATURES

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	OR	0.00	0.00	8.09	AC		1.00	1.00	0.50	19,000.00	9,500.00	76,855							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.09 Total Land Value: 76,855 Market: 0 Agricultural: 0 Common: 76,855 PRINTED 08/02/2023 BY SYS

PT OF GOV LOT 1
IN OR 2499/313
R407831 & R407832 & R672721

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2023

08-1S-23-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

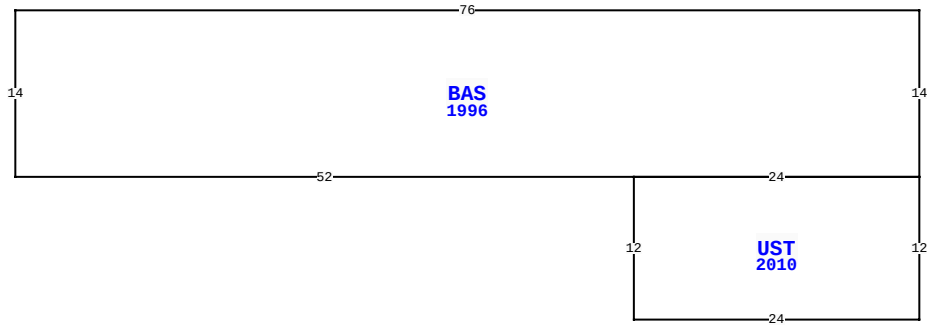
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	30,760
UST	288	55	158	4,568
TOTALS	1,352		1,222	35,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,222	118.0000	82.60	100,937	1995	1995	0	0	0	65.00	35.00

2 M/H 94+ – 0% - 2022 Heated Area: 1064 HX Base Yr 2022



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GRANTEE: THORNTON DORIS M &						
2499/0310	9/22/2021	WD	U	I	11	100
GRANTOR: THORNTON DORIS						
GRANTEE: THORNTON DORIS M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S14 E52 UST=[YR=2010] S12 E24 N12 W24$ E24 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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