PT OF S1/2 OF SW1/4
IN OR 836 PG 691
ESMT IN OR 614/824

ROWE CHRISTY SUE
3102 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0006-0100

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	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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

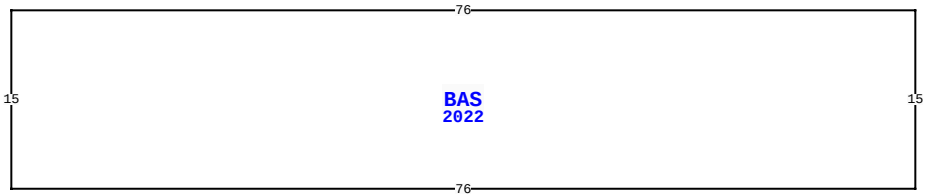
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	55,924
TOTALS	1,140		1,140	55,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	116.8000	81.76	93,206	2006	2006	0	0	0	40.00	60.00

2 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



10126 BUCKS WAY, 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	55,924
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	106,924
SOH/AGL Deduction	8,954
ASSESSED VALUE	97,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,970
TOTAL JUST VALUE	106,924
NCON VALUE	55,923
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002059	CO ISSUED	0	02/07/2022
20013168	DEMO 1986 DWMH	600	01/05/2021
8430	MH MOVE-ON	24,500	01/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0836/0691	6/05/1998	QC	U	I	07	100
GRANTOR: ROWE WAYNE GORDON						
GRANTEE: ROWE CHRISTY SUE						
0609/0591	10/10/1990	QC	U	V	01	100
GRANTOR: ROWE WAYNE GORDEN						
GRANTEE: ROWE CHRISTY SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

REVIEW DATE 12/16/2021 BY TW Total Acres: 2.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/02/2023 BY SYS