LOT 25 R674040
IN OR 862/1424
RIVERSIDE ESTATES #1 PB 5/171

BROWNING KENNETH A
11431 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0025-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

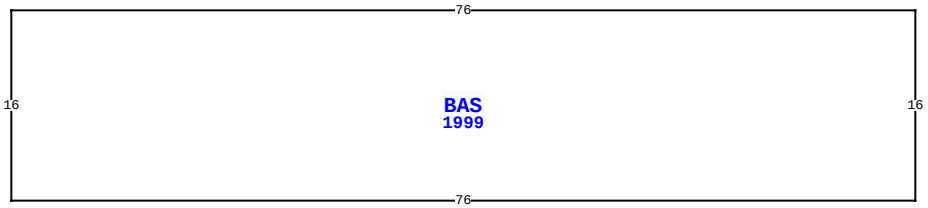
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	45,733
TOTALS	1,216		1,216	45,733

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	116.8000	81.76	99,420	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2000 Heated Area: 1216 HX Base Yr 2000



11431 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		45,733
TOTAL MARKET OB/XF VALUE		4,689
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		132,322
SOH/AGL Deduction		68,121
ASSESSED VALUE		64,201
TOTAL EXEMPTION VALUE	HX HB	39,201
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000217	NEW CONSTR	0	01/06/2023
22018639	DEMOLITION	2,200	12/20/2022
B007175	GARAGE	11,725	05/01/2000
MH992590	MH MOVE-ON	0	01/03/1999
B941108	XFOB	3,400	10/01/1994
6548	TEMP POLE	0	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1424	1/13/1999	WD	U	I	13	21,000
GRANTOR: PICKETT THOMAS & APRI						
GRANTEE: BROWNING KENNETH A						
0556/0466	11/04/1988	WD	Q	V		16,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: PICKETT THOMAS & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] 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
2	0510	GARAGE WD-	0	100	22	21	462.00	SF	35.00	35.00	100	2000	2000	3	29	4,689	

LAND DESCRIPTION

TOTAL OB/XF 4,689

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	0004	OR	0.00	0.00	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,900							

REVIEW DATE 02/10/2023 BY WW Total Acres: 2.73 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/02/2023 BY SYS