LOT 28
IN OR 1976/205
1985 CHAD DW/MH

JOHNS MILDRED M
PO BOX 447
LACROSS, FL 32658

2023

08-1S-23-1830-0028-0000

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 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

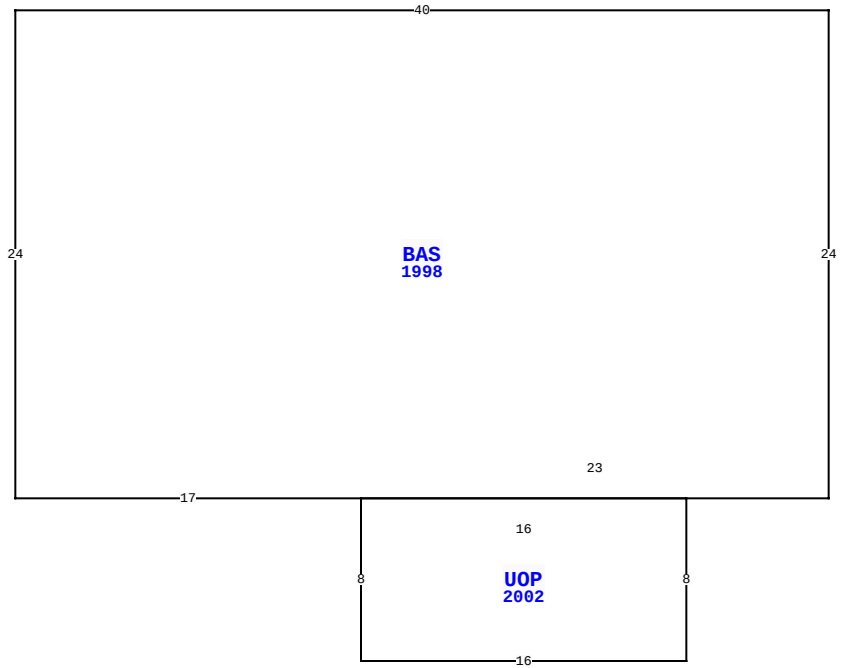
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	22,015
UOP	128	25	32	734
TOTALS	1,088		992	22,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	992	117.6000	76.44	75,828	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



11297 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	22,748
TOTAL MARKET OB/XF VALUE	1,584
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	105,332
SOH/AGL Deduction	28,902
ASSESSED VALUE	76,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,430
TOTAL JUST VALUE	105,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982420	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1976/0205	4/07/2014	WD	U	I	11	100
GRANTOR: SOWELL FAMILY TRUST						
GRANTEE: JOHNS MILDRED M						
1912/1234	4/07/2014	WD	U	I	11	100
GRANTOR: SHEEN TERRELL TRUSTEE						
GRANTEE: JOHNS MILDRED M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 E17 UOP=[YR=2002] S8 E16 N8 W16$ E23 N24$.

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
1	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2003	2003	3	22	1,584	

LAND DESCRIPTION

TOTAL OB/XF 1,584

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	0004	OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,000							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.70 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS