LOT 31 R407969 & 407970
IN OR 589 PG 1047
RIVERSIDE ESTATES #1 PB 5/171

MILLER RODNEY & BECKY ANN
11207 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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

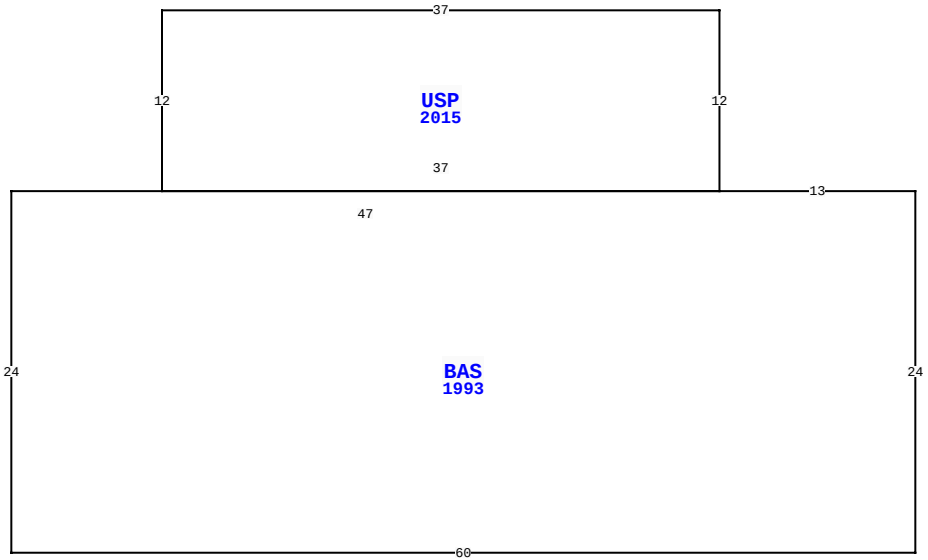
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	33,743
USP	444	50	222	5,202
TOTALS	1,884		1,662	38,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,662	103.0000	66.95	111,271	1990	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1440 HX Base Yr



11207 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,945
TOTAL MARKET OB/XF VALUE	10,328
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	109,273
SOH/AGL Deduction	63,244
ASSESSED VALUE	46,029
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	21,029
TOTAL JUST VALUE	109,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8077	MH MOVE-ON	29,000	03/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0589/1047	2/05/1990	WD	Q	V		15,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: MILLER WALTER & BEC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=2015] N12 W37 S12 E37$ W47 S24 E60 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
2	0680	POLE SHED	0	100	40	24	960.00	SF	10.00	10.00	100	2019	2019	3	93	8,928	

LAND DESCRIPTION

TOTAL OB/XF 10,328

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS