

LOTS 34 & 35
IN OR 1244/1610
R621770 & R621771

THOMAS JOHN G & KAY D
11115 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0034-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 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	1,560	100	1,560	34,679
BAS	156	100	156	3,468
UOP	204	25	51	1,134
USP	80	50	40	889

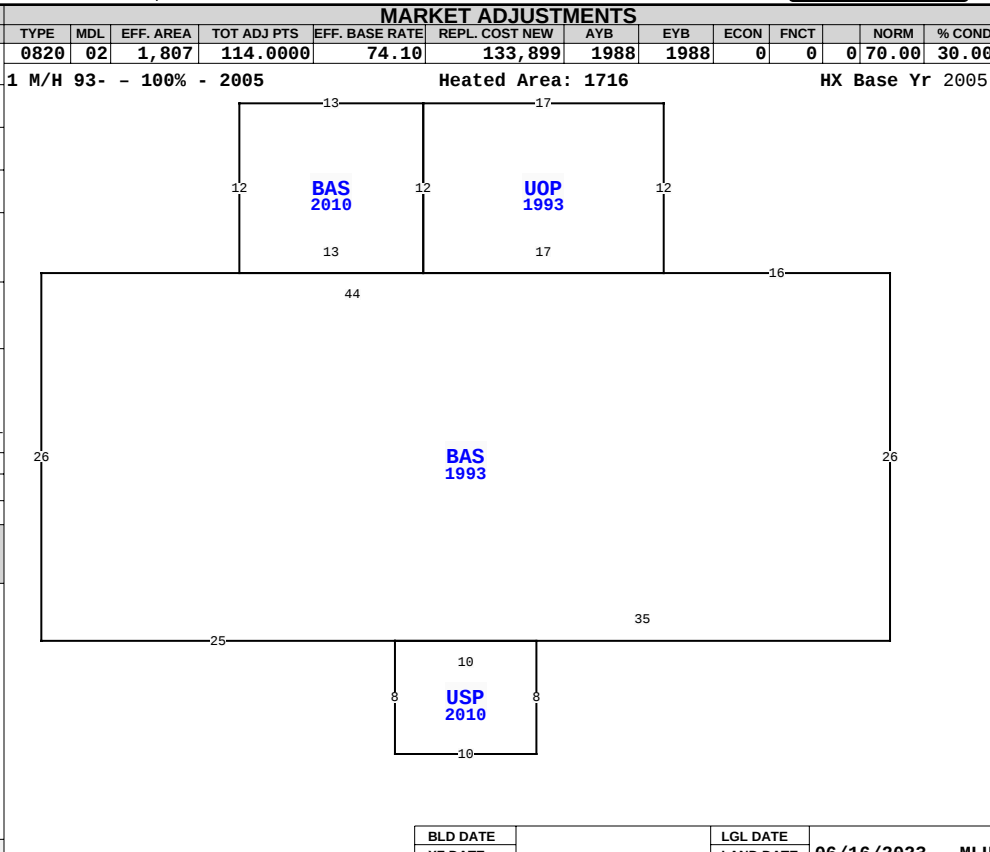
TOTALS	2,000		1,807	40,170
--------	-------	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00

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
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	100	1988	1988	3	66	2,310	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000		

REVIEW DATE 01/14/2021 BY WWA



NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										40,170									
TOTAL LAND VALUE - MARKET										100,000									
TOTAL MARKET VALUE										142,480									
SOH/AGL Deduction										87,443									
ASSESSED VALUE										55,037									
TOTAL EXEMPTION VALUE										HX HB 30,037									
BASE TAXABLE VALUE										25,000									
TOTAL JUST VALUE										142,480									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										96,094									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24558	REMODEL	800	04/01/2011
7415	MH MOVE-ON	40,000	08/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1244/1610	7/12/2004	WD	Q	I		110,000	
GRANTOR: KLARAS MARK ARWIN							
GRANTEE: THOMAS JOHN G & KAY							
0752/0164	2/21/1996	N/A	U	I	07	100	
GRANTOR: JIMERSON ROBERT A JR							
GRANTEE: KLARAS MARK ARWIN							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N12 W17 BAS=[YR=2010] W13 S12 E13 N12\$ S12 E17\$ W44 S26 E25 USP=[YR=2010] S8 E10 N8 W10\$ E35 N26\$.