

LOT 54
2001 PION DW/MH
RIVERSIDE ESTATES #1 PB 5/171

CORBETT ILA R
10515 CR 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0054-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	30	VINYL 100	0800	02	1,560	122.8000	85.96	134,098	2001	2006	0	0	0	40.00	60.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2020													Heated Area: 1560					HX Base Yr 2020								
Roof Cover	12	MODULAR MT 100	BAS 2005																										
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	1,560	100	1,560	80,459																									
TOTALS		1,560	1,560	80,459																									
EXTRA FEATURES										10515 CR 121, BRYCEVILLE																			
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												
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150													
6	0855	CONC PAVER	0	100	38	6	228.00	SF	7.00	7.00	100	2007	2007	3	89	1,420													
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2014	2014	3	70	672													
LAND DESCRIPTION										TOTAL OB/XF 5,242																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600												
REVIEW DATE 03/09/2020 BY TWA Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/02/2023 BY SYS																													