LOT 66 R407739
RIVERSIDE ESTATES #1 PB 5/171

HUNT JAMES W/WILSON PAMELA T
1680 CR 119
BRYCEVILLE, FL 32009

**2023**

**08-1S-23-1830-0066-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

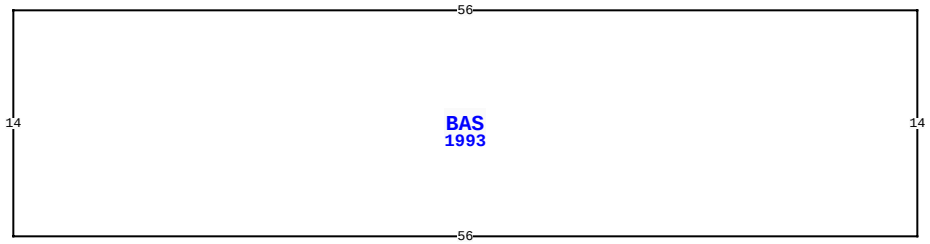
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 784 | 100 | 784 | 22,365 |
| TOTALS | 784 | | 784 | 22,365 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 784 | 104.5000 | 67.92 | 53,249 | 1987 | 1997 | 0 | 0 | 0 | 58.00 | 42.00 |

1 M/H 93- – 100% - 2023 Heated Area: 784 HX Base Yr 2023




1680 CR 119, BRYCEVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 03/27/2008 | JH | LGL DATE | |
| XF DATE | 03/27/2008 | JH | LAND DATE | 06/13/2023 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 22,365 |
| TOTAL MARKET OB/XF VALUE | | 2,726 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 85,091 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 85,091 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 35,091 |
| TOTAL JUST VALUE | | 85,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 62,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| WE00527 | OTHER | 0 | 01/01/2008 |
| 7640 | MH MOVE-ON | 14,500 | 01/17/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2553/0307 | 4/04/2022 | WD | Q | I | 02 | 135,000 |
| GRANTOR: WILSON GARY M & PAMEL | | | | | | |
| GRANTEE: HUNT JAMES W | | | | | | |
| 1199/1774 | 1/07/2003 | WD | U | I | 21 | 61,500 |
| GRANTOR: JOHNSON DALE R & TAMM | | | | | | |
| GRANTEE: WILSON GARY M & PAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

## 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 | 100 | 16 | 16 | 256.00 | SF | 30.00 | 30.00 | 100 | 1993 | 1993 | 3 | 20 | 1,536 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 16 | 9 | 144.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 950 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 12 | 10 | 120.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 240 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,726

| 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 07/29/2019 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS