LOT 72 R567540 & R567541
IN OR 1079/38
RIVERSIDE ESTATES #1 PB 5/171

ROZIER THOMAS DAVID
2214 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

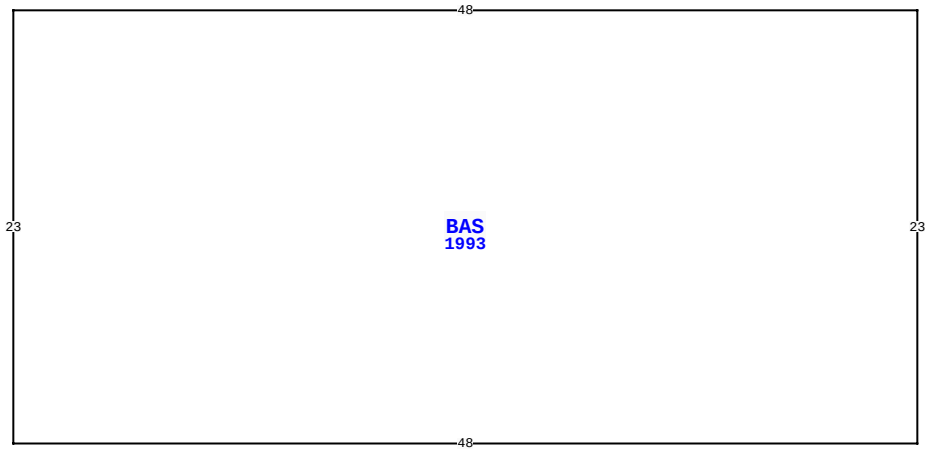
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,104	100	1,104	25,317
TOTALS	1,104		1,104	25,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	117.6000	76.44	84,390	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1104 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,317
TOTAL MARKET OB/XF VALUE		640
TOTAL LAND VALUE - MARKET		68,700
TOTAL MARKET VALUE		94,657
SOH/AGL Deduction		53,382
ASSESSED VALUE		41,275
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,275
TOTAL JUST VALUE		94,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8765	MH MOVE-ON	23,000	12/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/0038	9/05/2002	QC	U	I	06	100
GRANTOR: ROZIER KIMBERLY KAY						
GRANTEE: ROZIER THOMAS DAVID						
0607/1058	9/14/1990	WD	Q	V		9,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: ROZIER T DAVID & K						

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

2214 CR 119, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	1988	1988	3	20	384	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1992	1992	3	20	256	

LAND DESCRIPTION

TOTAL OB/XF 640

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	2.29	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,700							

REVIEW DATE 02/10/2023 BY WWX Total Acres: 2.29 Total Land Value: 68,700 Market: 0 Agricultural: 0 Common: 68,700 PRINTED 08/02/2023 BY SYS