LOT 76
RIVERSIDE ESTATES #1 PB 5/171

HARRIS MICHAEL E/HARRIS MICHAEL K
2364 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0076-0000

BUILDING CHARACTERISTICS

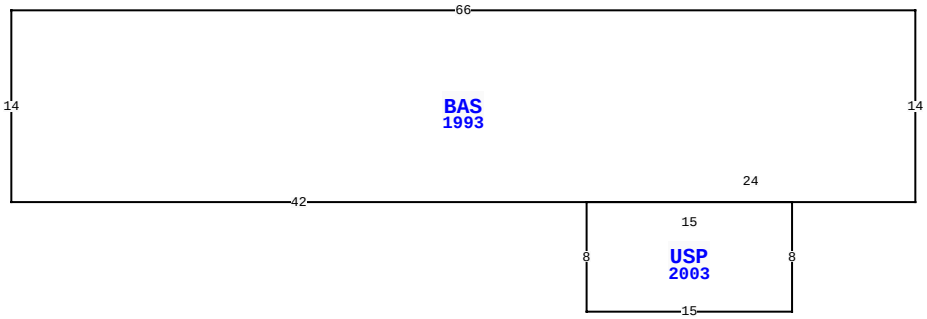
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	924	22,162
USP	120	50	60	1,439
TOTALS	1,044		984	23,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	984	123.0000	79.95	78,671	1991	1991	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 924 HX Base Yr 2023



2364 CR 119, BRYCEVILLE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

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	8	20	160.00	SF	13.20	13.20	100	1970	1970	3	20	422	
2	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1994	1994	3	20	192	
3	0300	BOAT DCK W	0	100	0	0	272.00	SF	40.00	40.00	100	1998	1998	3	27	2,938	
4	0810	CONCRETE A	0	100	0	0	156.00	SF	6.50	6.50	100	2010	2010	3	92	933	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,601
TOTAL MARKET OB/XF VALUE		4,485
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		117,336
SOH/AGL Deduction		0
ASSESSED VALUE		117,336
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,336
TOTAL JUST VALUE		117,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1587	9/23/2022	WD	U	I	37	32,000
GRANTOR: MEREDITH KATHY S						
GRANTEE: HARRIS MICHAEL E &						
2121/0470	5/10/2017	WD	Q	I	05	66,000
GRANTOR: FOURAKER EARL & SABRI						
GRANTEE: MEREDITH KATHY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E42 USP=[YR=2003] S8 E15 N8 W15$ E24 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,485

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			0.00	0.00	3.57	AC		1.00	1.00	1.00	25,000.00	25,000.00	89,250							

REVIEW DATE 04/03/2018 BY TW Total Acres: 3.57 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 08/02/2023 BY SYS