LOT 77
IN OR 835/410
R359370 & R359369

WILSON TIMOTHY C & TAMMY S
2403 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0077-0000

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	04	PLYWOOD 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

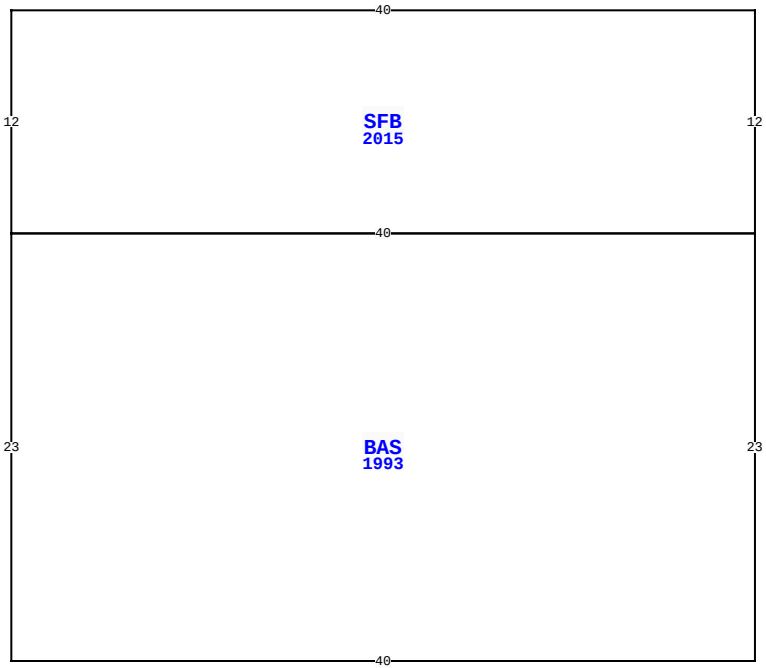
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	21,098
SFB	480	80	384	8,806
TOTALS	1,400		1,304	29,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,304	117.6000	76.44	99,678	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1304 HX Base Yr 1999



2403 CR 119, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		29,903
TOTAL MARKET OB/XF VALUE		2,810
TOTAL LAND VALUE - MARKET		81,900
TOTAL MARKET VALUE		114,613
SOH/AGL Deduction		65,285
ASSESSED VALUE		49,328
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,328
TOTAL JUST VALUE		114,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311339	SWIM POOL	4,500	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/0410	5/27/1998	WD	Q	I		35,000
GRANTOR: FAMILY MORTGAGE SERVI						
GRANTEE: WILSON TIMOTHY & TA						
0835/0408	5/27/1998	QC	U	I	06	100
GRANTOR: UNION CAMP CORP						
GRANTEE: FAMILY MTG SERV COR						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2015] W40 S12 BAS=[YR=1993] S23 E40 N23 W40$ E40 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	24	346	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	24	154	

LAND DESCRIPTION

TOTAL OB/XF 2,810

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	2.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,900							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.73 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 08/02/2023 BY SYS