LOT 80
IN OR 1975/522
R567531 & R567532

ROBERT JOHN DARRELL
2281 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
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	04	Quality Level 04

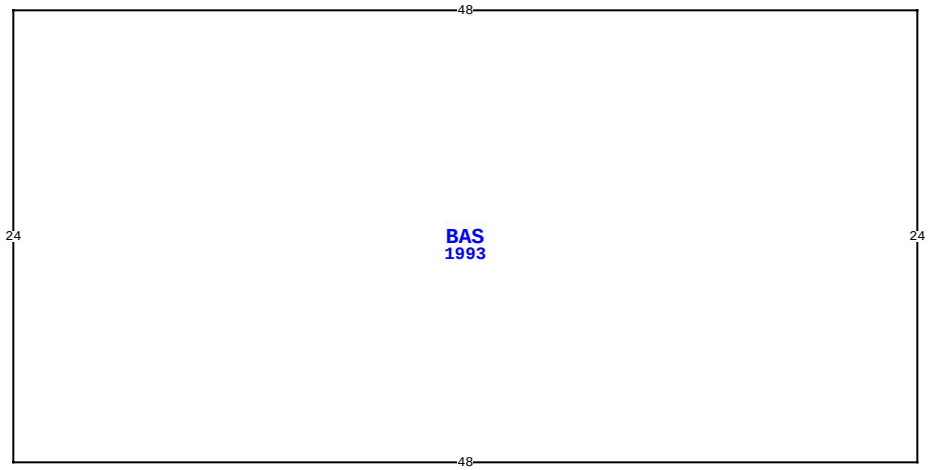
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	69,770
TOTALS	1,152		1,152	69,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	133.1000	86.52	99,671	1992	2011	0	0	0	30.00	70.00

1 M/H 93- – 100% - 2016 Heated Area: 1152 HX Base Yr 2016



2281 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		81,625
TOTAL MARKET OB/XF VALUE		10,163
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		151,788
SOH/AGL Deduction		72,005
ASSESSED VALUE		79,783
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		29,783
TOTAL JUST VALUE		151,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009439	GARAGE	29,238	09/06/2019
8912	MH MOVE-ON	22,000	05/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1975/0522	4/15/2015	WD	Q	I	02	75,000
GRANTOR: HAMRICK GARY B						
GRANTEE: ROBERT JOHN DARRELL						
1300/1301	3/09/2005	WD	Q	I		75,000
GRANTOR: LASTER JULIUS WITSON						
GRANTEE: HAMRICK GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 N24$.

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	10	160.00	SF	20.10	20.10	100	1995	1995	3	20	643	
2	0510	GARAGE WD-	0	100	22	20	440.00	SF	28.00	28.00	100	2007	2007	3	52	6,406	
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	1995	1995	3	24	360	
4	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2010	2010	3	64	2,304	
5	1242	WD DECK A	0	100	0	0	100.00	SF	5.00	5.00	100	2019	2019	3	90	450	

LAND DESCRIPTION

TOTAL OB/XF 10,163

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 01/07/2020 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

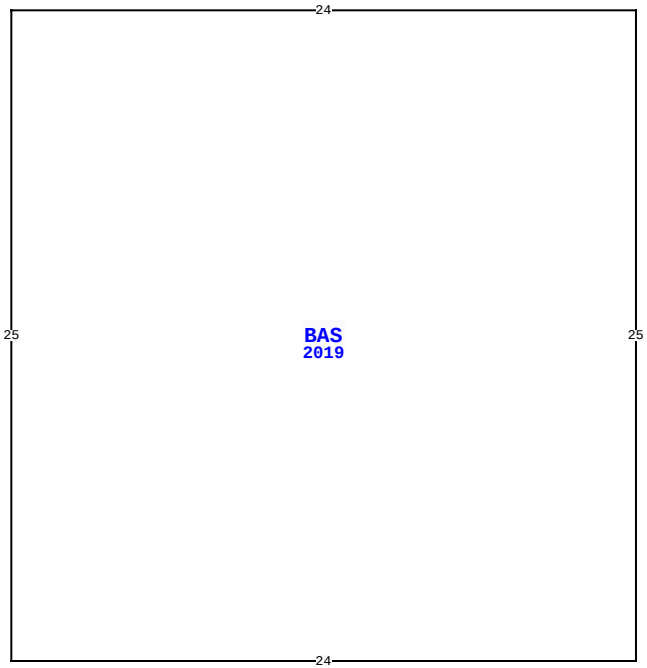
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	11,855
TOTALS	600		600	11,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	20.37	12,222	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2016 Heated Area: 600 HX Base Yr 2016



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GRANTEE: ROBERT JOHN DARRELL						
1300/1301	3/09/2005	WD	Q	I		75,000
GRANTOR: LASTER JULIUS WITSON						
GRANTEE: HAMRICK GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S25 E24 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/07/2020 BY TWX Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS