LOT 81
RIVERSIDE ESTATES #1 PB 5/171

FLOYD WAYNE D/FLOYD DAVEY M
2253 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0081-0000

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 70
Interior Floo	08	SHT VINYL 30
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

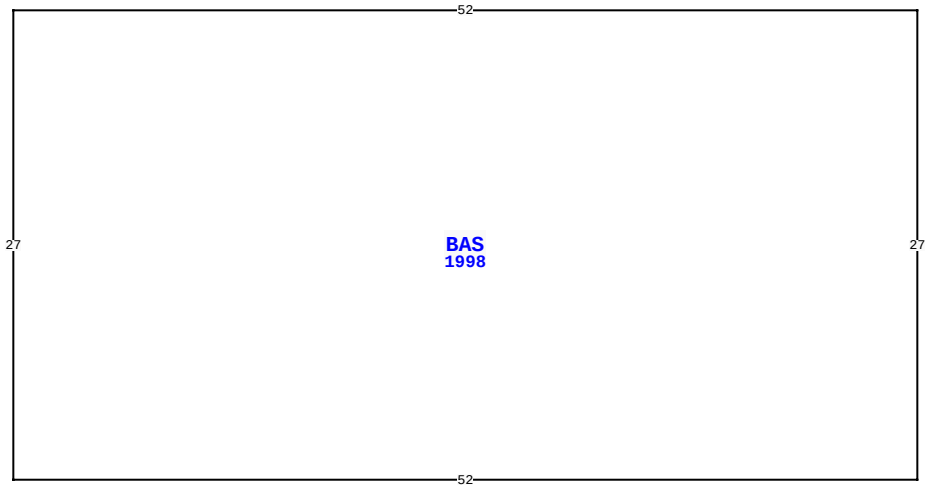
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	50,508
TOTALS	1,404		1,404	50,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	81.76	114,791	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1999 Heated Area: 1404 HX Base Yr 1999



2253 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		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		50,508
TOTAL MARKET OB/XF VALUE		2,112
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		112,620
SOH/AGL Deduction		51,637
ASSESSED VALUE		60,983
TOTAL EXEMPTION VALUE	HX HB DX	40,983
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		112,620
NCON VALUE		2,112
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972025	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/1996	5/19/2021	WD	U	I	16	16,500
GRANTOR: FLOYD WAYNE D						
GRANTEE: FLOYD WAYNE D & DAV						
0580/1081	10/04/1989	WD	Q	V		13,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: FLOYD WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S27 E52 N27$.

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	0351	CARPORT MT	0	100	24	22	528.00	SF	10.00	10.00	40	2017	2017	3	40	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,112

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 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS