LOT 82
RIVERSIDE ESTATES #1 PB 5/171

RULIVA DANIEL F & KELLY/BENNETT SALLY
2199 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0082-0000

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 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

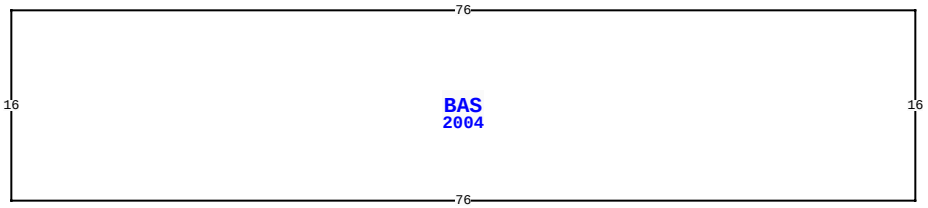
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	47,722
TOTALS	1,216		1,216	47,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	81.76	99,420	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



2199 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	47,722
TOTAL MARKET OB/XF VALUE	1,952
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	109,674
SOH/AGL Deduction	0
ASSESSED VALUE	109,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,674
TOTAL JUST VALUE	109,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003253	MH MOVE-ON	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1349	8/11/2022	WD	U	I	37	65,000
GRANTOR: BENNETT JOHN & SALLY						
GRANTEE: RULIVA DANIEL F SR						
2507/0630	10/14/2021	WD	U	I	37	65,000
GRANTOR: WOODALL PAIGE OWEN A						
GRANTEE: BENNETT JOHN & SALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S16 E76 N16$.

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
3	1242	WD DECK A	0	0	16	14	224.00	SF	10.00	10.00	100	2001	2001	3	20	448	
4	1242	WD DECK A	0	0	47	16	752.00	SF	10.00	10.00	100	2001	2001	3	20	1,504	

LAND DESCRIPTION

TOTAL OB/XF 1,952

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	0	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