LOTS 84 & 85 R407990 & R407991
IN OR 598/1207 & OR 597/820
RIVERSIDE ESTATES #1 PB 5/171

SPRUILL SHERRI L
2125 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0084-0000

BUILDING CHARACTERISTICS

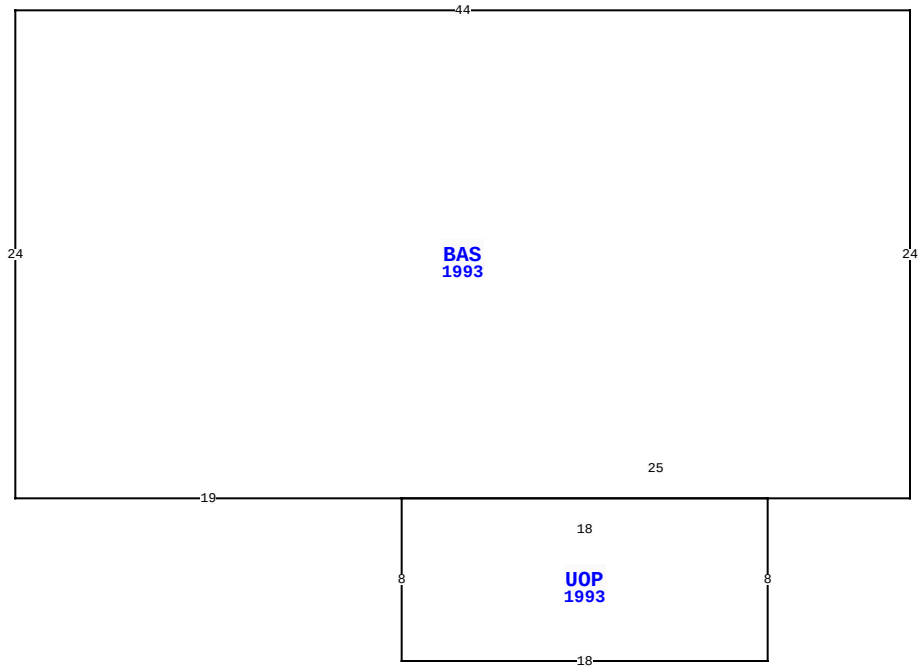
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,056	100	1,056	24,216
UOP	144	25	36	826
TOTALS	1,200		1,092	25,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,092	117.6000	76.44	83,472	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1056 HX Base Yr



2125 CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		25,042
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		115,615
TOTAL MARKET VALUE		142,057
SOH/AGL Deduction		93,957
ASSESSED VALUE		48,100
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,100
TOTAL JUST VALUE		142,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8273	MH MOVE-ON	21,580	08/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2509/0950	10/28/2021	QC	U	I	11	100
GRANTOR: SPRUILL NATHAN T						
GRANTEE: SPRUILL SHERRI L						
0598/1207	6/06/1990	WD	Q	V		12,900
GRANTOR: STOKES-NASSAU INC						
GRANTEE: SPRUILL NATHAN & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E19 UOP=[YR=1993] S8 E18 N8 W18 $ E25 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	6.09	AC		1.00	1.00	1.00	19,000.00	19,000.00	115,615							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.09 Total Land Value: 115,615 Market: 0 Agricultural: 0 Common: 115,615 PRINTED 08/02/2023 BY SYS