LOT 86 IN OR 596 PG 520
GAFLX05A29467CH21 &
GAFLX05B29467CH21

THOMPSON DAVID S & SHARON E
PO BOX 492
BALDWIN, FL 32234-0492

2023

08-1S-23-1830-0086-0000

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	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

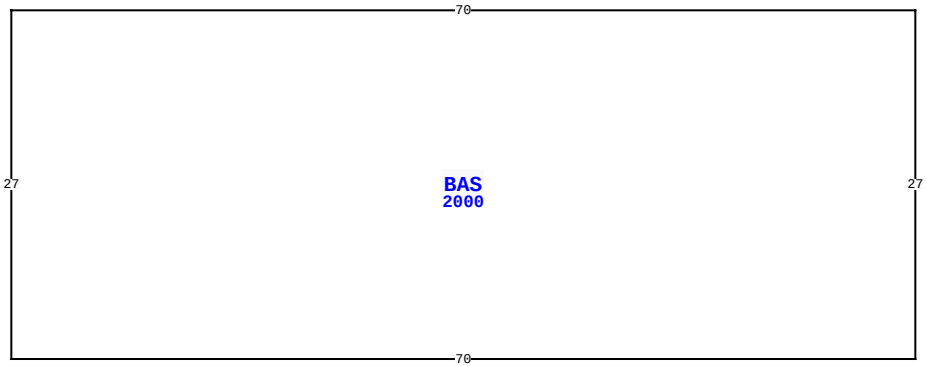
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	78,491
TOTALS	1,890		1,890	78,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	123.6000	86.52	163,523	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 50% - 0 Heated Area: 1890 HX Base Yr



2075 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		78,491
TOTAL MARKET OB/XF VALUE		3,695
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		142,186
SOH/AGL Deduction		45,396
ASSESSED VALUE		96,790
TOTAL EXEMPTION VALUE	HA HAB DX	30,000
BASE TAXABLE VALUE		66,790
TOTAL JUST VALUE		142,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992956	MH MOVE-ON	0	12/01/1999
8210	MH MOVE-ON	14,000	06/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0596/0520	5/03/1990	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: THOMPSON DAVID & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W70 S27 E70 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	1242	WD DECK A	0	50	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
2	1242	WD DECK A	0	50	16	10	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 3,695

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	50	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