LOT 88 (EX S-1)
IN OR 992/18
2001 FTWD-DW

STEWART KEVIN R & JAMIE R
2021 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

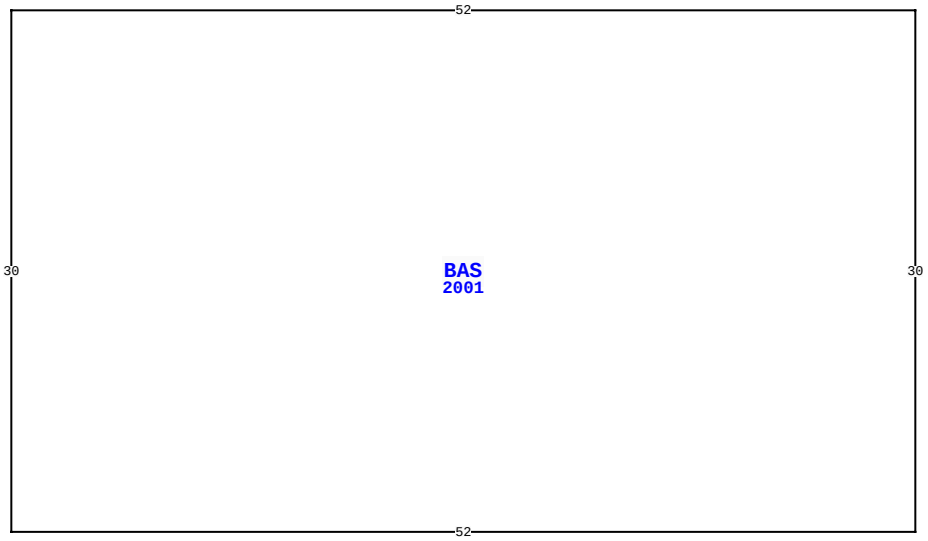
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,560	100	1,560	89,079
TOTALS	1,560		1,560	89,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	135.9600	95.17	148,465	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2002 Heated Area: 1560 HX Base Yr 2002



2021 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		89,079
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		120,429
SOH/AGL Deduction		70,742
ASSESSED VALUE		49,687
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,687
TOTAL JUST VALUE		120,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013570	MH MOVE-ON	0	07/01/2001
MH013459	MH MOVE-ON	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/0018	6/14/2001	WD	U	I	13	27,900
GRANTOR: HIGGINBOTHAM ALBERT &						
GRANTEE: STEWART KEVIN R & J						
0947/1255	8/31/2000	WD	U	I		31,000
GRANTOR: EICHOLTZ JOHN & LAVAD						
GRANTEE: HIGGINBOTHAM ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S30 E52 N30$.

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	5	5	25.00	SF	30.00	30.00	100	1996	1996	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	1.04	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,200							

REVIEW DATE 01/31/2023 BY WWA Total Acres: 1.04 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 08/02/2023 BY SYS