

PT OF LOT 88 2001 FTWD DW/MH
IN OR 2422/1784
RIVERSIDE ESTATES #1 PB 5/171

TAYLOR DANIEL A/ROBERTS HEATHER A
9035 PINE OAK HAMMOCK LN
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0088-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		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	1,944	100	1,944	122,390
TOTALS	1,944		1,944	122,390

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	1242	WD DECK A	0 100	10	8	80.00	SF	10.00	
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
9	1242	WD DECK A	0 100	30	10	300.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.63

REVIEW DATE 01/14/2021 BY WWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,944	128.4800	89.94	174,843	2001	2011	0	0	30.00	70.00
1 M/H 94+ - 100% - 2023 Heated Area: 1944 HX Base Yr 2023											
27 72 27 72 BAS 2002											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										122,390	
TOTAL MARKET OB/XF VALUE										5,422	
TOTAL LAND VALUE - MARKET										48,900	
TOTAL MARKET VALUE										176,712	
SOH/AGL Deduction										0	
ASSESSED VALUE										176,712	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										126,712	
TOTAL JUST VALUE										176,712	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										141,608	

9035 PINE OAK HAMMOCK LN, BRYCEVILLE					XF DATE					LAND DATE	06/13/2023	MLU
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
80.00	SF	10.00	10.00	100	2004	2004	3	24	192			
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010			
300.00	SF	10.00	10.00	100	2015	2015	3	74	2,220			

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002] W72 S27 E72 N27\$.											

9035 PINE OAK HAMMOCK LN, BRYCEVILLE

06/13/2023 MLU

TOTAL OB/XF 5,422

Market: 0 Agricultural: 0 Common: 48,900

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BUILDING DIMENSIONS											
BAS=[YR=2002] W72 S27 E72 N27\$.											

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