LOT 91
IN OR 2518/714
2002 MERIT DW/MH

BRIGGS CHELSEY T & KEITH
1785 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0091-0000

BUILDING CHARACTERISTICS

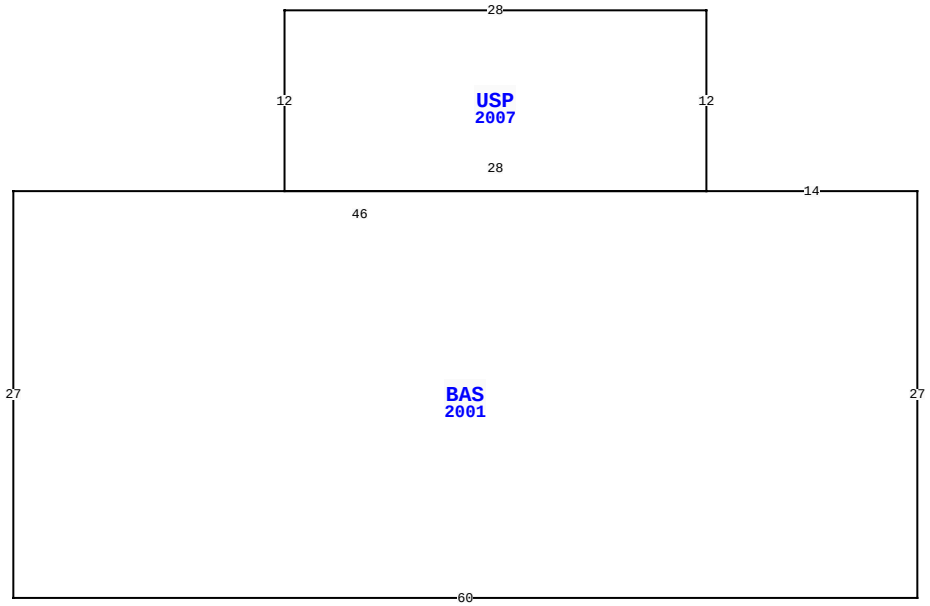
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,620	100	1,620	96,987
USP	336	50	168	10,058
TOTALS	1,956		1,788	107,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,788	129.5800	90.71	162,189	2001	2009	0	0	0	34.00	66.00

2 M/H 94+ – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

1785 CR 119, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		107,045
TOTAL MARKET OB/XF VALUE		1,720
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		168,765
SOH/AGL Deduction		59,860
ASSESSED VALUE		108,905
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		58,905
TOTAL JUST VALUE		168,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013644	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/0714	11/22/2021	QC	U	I	11	100
GRANTOR: ROWZEE CHELSEY T &						
GRANTEE: BRIGGS CHELSEY T &						
2214/1293	7/26/2018	WD	Q	I	01	121,000
GRANTOR: TOKARSKY MISTI D & JO						
GRANTEE: ROWZEE CHELSEY T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 USP=[YR=2007] N12 W28 S12 E28$ W46 S27 E60 N27$.

EXTRA FEATURES

L N	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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 1,720

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 09/20/2018 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS