LOT 93
IN OR 1738/1789
RIVERSIDE ESTATES #1 PB 5/171

BRANTLEY JAMES D & STEPHANIE L
1753 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0093-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

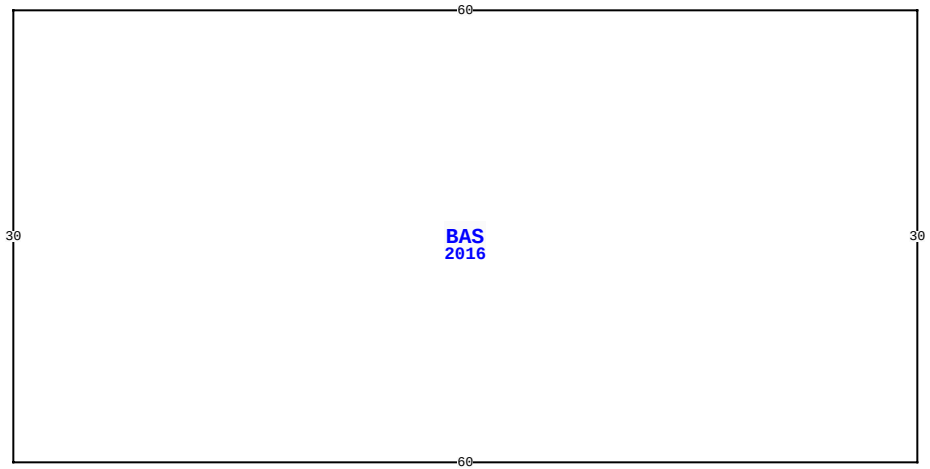
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	145,703
TOTALS	1,800		1,800	145,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	128.4800	89.94	161,892	2016	2016	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2017 Heated Area: 1800 HX Base Yr 2017



1753 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		145,703
TOTAL MARKET OB/XF VALUE		23,860
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		229,563
SOH/AGL Deduction		96,694
ASSESSED VALUE		132,869
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,869
TOTAL JUST VALUE		229,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632503	GARAGE	26,778	06/30/2016
MH165721	CO ISSUED	0	04/15/2016
MH165721	MH MOVE-ON	0	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1738/1789	5/10/2011	WD	Q	V	02	33,000
GRANTOR: TANNER MURTICE JUANIT						
GRANTEE: BRANTLEY JAMES D &						
0779/1090	12/13/1996	WD	Q	V		18,000
GRANTOR: LUNDY THOMAS G & ELLE						
GRANTEE: TANNER JOSEPH & MUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S30 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
2	0510	GARAGE WD-	0	100	25	24	600.00	SF	35.00	35.00	100	2016	2016	3	84	17,640	
3	0680	POLE SHED	0	100	25	12	300.00	SF	10.00	10.00	100	2019	2019	3	93	2,790	

LAND DESCRIPTION

TOTAL OB/XF 23,860

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 04/29/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS