LOTS 97 & 98
IN OR 798/1564 & OR 1055/619
& IN OR 2387/1429

THOMAS RALPH M/THOMAS BEVERLY J ET AL
1647 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0097-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	04	Quality Level 04

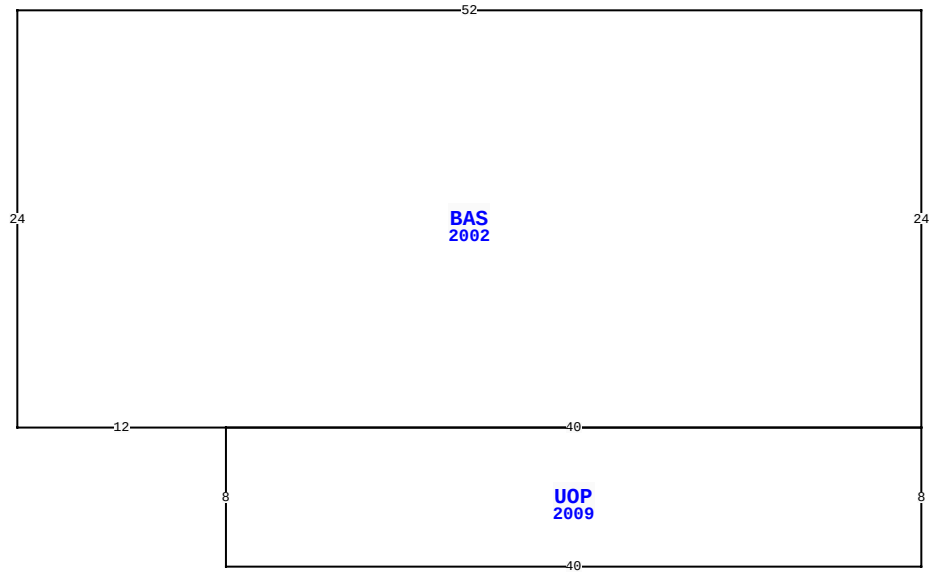
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	67,804
UOP	320	25	80	4,346
TOTALS	1,568		1,328	72,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,328	129.3600	90.55	120,250	2001	2006	0	0	0	40.00	60.00

2 M/H 94+ – 100% - 1998 Heated Area: 1248 HX Base Yr 1998



1647 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,132
TOTAL MARKET OB/XF VALUE		4,456
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		206,588
SOH/AGL Deduction		128,008
ASSESSED VALUE		78,580
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,580
TOTAL JUST VALUE		206,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971870	MH MOVE-ON	0	08/01/1997
MH961399	MH MOVE-ON	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1429	8/25/2020	QC	U	I	11	100
GRANTOR: THOMAS RALPH M & BEVE						
GRANTEE: THOMAS RALPH M & BE						
0798/1564	7/08/1997	WD	Q	I		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: THOMAS RALPH & BEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W52 S24 E12 UOP=[YR=2009] S8 E40 N8 W40$ E40 N24 $.

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
3	0350	CARPORT WD	0	100	22	20	440.00	SF	13.00	13.00	100	1980	1980	3	20	1,144	
6	0510	GARAGE WD-	0	100	24	16	384.00	SF	26.95	26.95	100	2002	2002	3	32	3,312	

LAND DESCRIPTION

TOTAL OB/XF 4,456

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	4.68	AC		1.00	1.00	1.00	25,000.00	25,000.00	117,000							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 4.68 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS

LOTS 97 & 98
IN OR 798/1564 & OR 1055/619
& IN OR 2387/1429

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1647 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0097-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

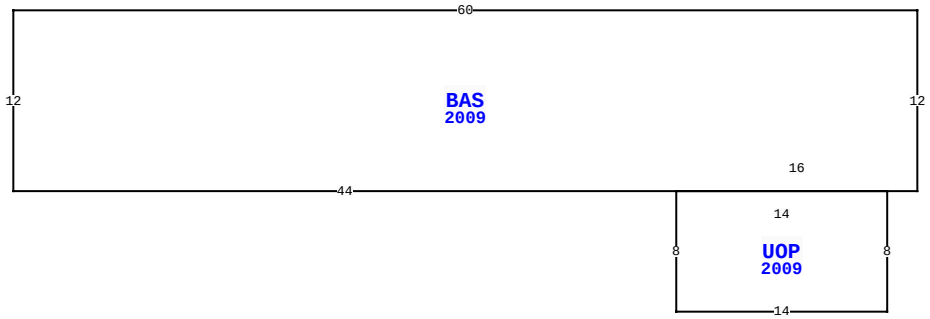
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	12,496
UOP	112	25	28	486
TOTALS	832		748	12,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	748	89.0000	57.85	43,272	1972	1972	0	0	0	70.00	30.00

3 M/H 93- – 100% - 1998 Heated Area: 720 HX Base Yr 1998



1647 CR 119, BRYCEVILLE

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GRANTEE: THOMAS RALPH M & BE						
0798/1564	7/08/1997	WD	Q	I		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: THOMAS RALPH & BEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S12 E44 UOP=[YR=2009] S8 E14 N8 W14 $ E16 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/29/2019 BY TWA Total Acres: 4.68 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/02/2023 BY SYS