LOT 100
CONSERV ESMT OR 983/1850
RIVERSIDE ESTATES #1 PB 5/171

SYKES MICHAEL C/SYKES VERNICE M
1503 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0100-0000

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 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	06	Quality Level 06

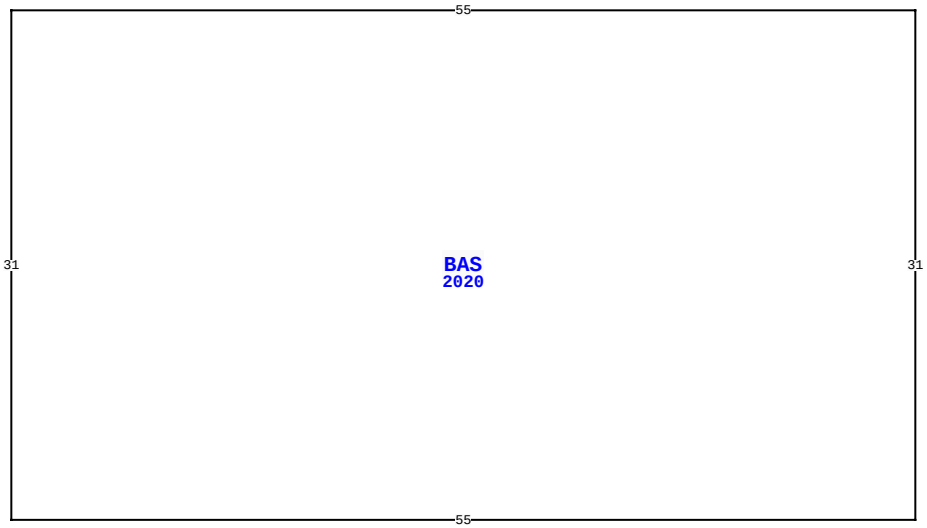
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100	1,705	175,787
TOTALS	1,705		1,705	175,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,705	151.8400	106.29	181,224	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1705 HX Base Yr 2021



1503 CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,787
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		236,507
SOH/AGL Deduction		52,962
ASSESSED VALUE		183,545
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,545
TOTAL JUST VALUE		236,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011068	CO ISSUED	0	10/22/2019
19003775	MH MOVE-ON	0	04/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2345/0502	3/09/2020	QC	U	I	11	100
GRANTOR: NEAL DORAN L & SANDRA						
GRANTEE: SYKES MICHAEL C & V						
0892/1709	7/27/1999	WD	Q	V		23,000
GRANTOR: PATRICK LARRY Y						
GRANTEE: NEAL DORAN & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W55 S31 E55 N31$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2019	2019	3	90	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	000115	C	SFR ACRES	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 01/07/2020 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS