

LOT 105
OR 555 PG 249
R672622 & R672623

MCCOY JOSEPH S SR/JOHNSON PAMELA YVONNE
1315 CR 119
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0105-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	30	VINYL 100								0800	02	1,551	122.0000	85.40	132,455	1995	2000	0	0	0	52.00	48.00																	
Roof Structur	03	GABLE/HIP 100								2 M/H 94+ - 100% - 2002										Heated Area: 1551										HX Base Yr 2002									
Roof Cover	12	MODULAR MT 100								BAS 1996																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	08	SHT VINYL 50																																					
Interior Floo	14	CARPET 50																																					
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		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	1,551	100	1,551	63,578																																			
TOTALS		1,551		1,551		63,578																																	
EXTRA FEATURES										1315 CR 119, BRYCEVILLE																													
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																							
1	0940	SHEDS/PORT	0 100	12	12	144.00	SF	20.10	20.10	100	1987	1987	3	20	579																								
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765																								
4	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864																								
5	0811	CONCRETE B	0 100	25	25	625.00	SF	5.20	5.20	100	2008	2008	3	90	2,925																								
6	1242	WD DECK A	0 100	15	2	30.00	SF	10.00	10.00	100	2010	2010	3	50	150																								
LAND DESCRIPTION										TOTAL OB/XF 7,283																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000																						
REVIEW DATE 07/29/2019 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							