LOT 106 2002 CARR DW
IN OR 597 PG 1217
RIVERSIDE ESTATES #1 PB 5/171

CALDWELL MYRTLE F
10353 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

08-1S-23-1830-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

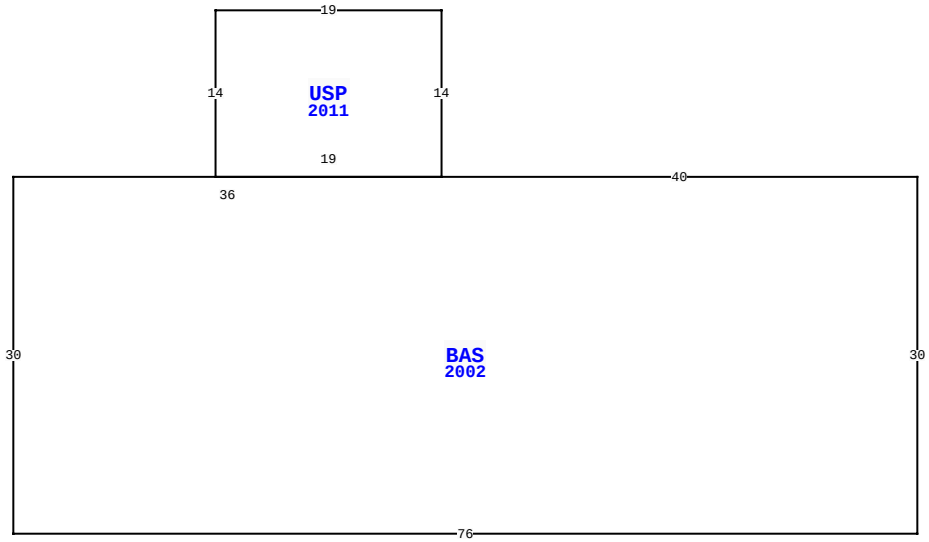
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,280	100	2,280	97,599
USP	266	50	133	5,693
TOTALS	2,546		2,413	103,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,413	117.6000	82.32	198,638	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 2280 HX Base Yr 2003



10353 CR 121, 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		103,292
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		182,837
SOH/AGL Deduction		93,597
ASSESSED VALUE		89,240
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		34,240
TOTAL JUST VALUE		182,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023771	MH MOVE-ON	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0597/1217	5/23/1990	WD	Q	V		20,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: CALDWELL MYRTLE & V

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W40 USP=[YR=2011] N14 W19 S14 E19$ W36 S30 E76 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	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	3.06	AC		1.00	1.00	1.00	25,000.00	25,000.00	76,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.06 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS