LOT 113 R622097
IN OR 2560/1332
RIVERSIDE ESTATES #1 PB 5/171

HARRIS ANTHONY &/MCBRIDE HENRY L JR
3549 HENRIETTA ST
JACKSONVILLE, FL 32209

2023

08-1S-23-1830-0113-0000

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

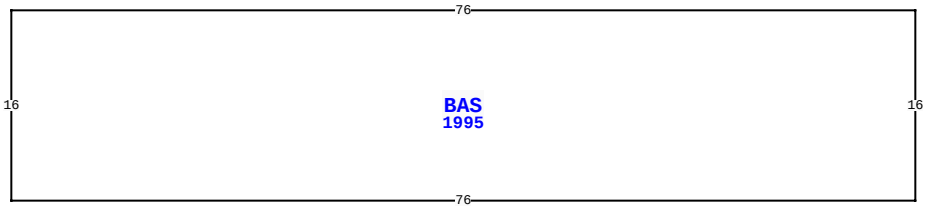
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	34,797
TOTALS	1,216		1,216	34,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	81.76	99,420	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



10033 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	34,797
TOTAL MARKET OB/XF VALUE	3,478
TOTAL LAND VALUE - MARKET	76,000
TOTAL MARKET VALUE	114,275
SOH/AGL Deduction	0
ASSESSED VALUE	114,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,275
TOTAL JUST VALUE	114,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2560/1332	5/04/2022	QC	U	I	11	5,000
GRANTOR: BARNCORD PATRICIA						
GRANTEE: MCBRIDE HENRY L JR						
1906/0491	3/07/2014	QC	U	I	11	100
GRANTOR: BARNCORD PATRICIA V						
GRANTEE: BRAY LALEANA B & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	
2	0510	GARAGE WD-	0	0	16	16	256.00	SF	28.00	28.00	100	2003	2003	3	36	2,580	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	60	576	

LAND DESCRIPTION

TOTAL OB/XF 3,478

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	0	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	0.80	19,000.00	15,200.00	76,000							

REVIEW DATE 08/16/2019 BY TWA Total Acres: 5.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 08/02/2023 BY SYS