PT OF NW1/4
IN OR 2256/1015
1994 FLEET DWMH

BEVERLY THOMAS JASPER L/E &/
1108 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2023

17-1S-23-0000-0003-0160

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

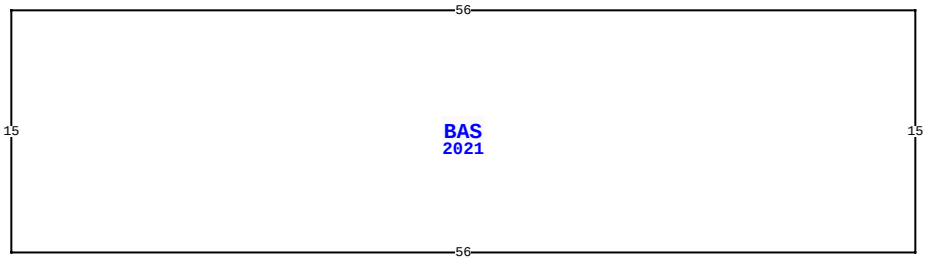
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	66,944
TOTALS	840		840	66,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	115.0000	80.50	67,620	2021	2021	0	0	0	1.00	99.00

2 M/H 94+ – 100% - 2022 Heated Area: 840 HX Base Yr



1108 WINDRIDGE LN, BRYCEVILLE

BLD DATE	07/17/2007 DG	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,944
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		96,944
SOH/AGL Deduction		182
ASSESSED VALUE		96,762
TOTAL EXEMPTION VALUE	13	96,762
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		96,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000274	CO ISSUED	0	01/06/2022
21016065	MH MOVE-ON	0	11/18/2021
1703161	CO ISSUED	0	04/11/2017
17001353	MH MOVE-ON	0	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2256/1015	2/05/2019	WD	U	I	11	100
GRANTOR: PEOPLES MARIE L						
GRANTEE: LAWRENCE LLOYD E ET						
1592/0553	11/06/2008	QC	U	I	06	100
GRANTOR: O'BRYANT DOYLE W & NA						
GRANTEE: PEOPLES ROBERT M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S15 E56 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/01/2022 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS