

LOT 1  
IN OR 1398/1298  
1998 REGE DW/MH

SPINKS JAMES H  
1212 COUNTRYSIDE ACRES AVE  
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
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
BAS	1,836	100	1,836
			SUBAREA MARKET VALUE
			84,669
TOTALS	1,836		1,836
			84,669

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,836	122.0000	85.40	156,794	1998	2003	0	0	46.00	54.00												
1 M/H 94+ - 100% - 2007 Heated Area: 1836 HX Base Yr 2007																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/16/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	06/16/2023	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		84,669	
TOTAL MARKET OB/XF VALUE		3,161	
TOTAL LAND VALUE - MARKET		100,500	
TOTAL MARKET VALUE		188,330	
SOH/AGL Deduction		105,962	
ASSESSED VALUE		82,368	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		32,368	
TOTAL JUST VALUE		188,330	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971938	MH MOVE-ON	0	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1298	3/24/2006	WD U		I	11	90,000
GRANTOR: ELLIS WILLIAM C						
GRANTEE: SPINKS JAMES H						
1358/0373	10/12/2005	WD U		I	11	70,000
GRANTOR: MYERS ROBERT J & JACK						
GRANTEE: ELLIS WILLIAM C						

EXTRA FEATURES																	
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	
3	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1998	1998	3	83	2,905	
4	1242	WD DECK A	0	100	16	8		128.00	SF 10.00	10.00	100	1998	1998	3	20	256	
TOTALS																	
1212 COUNTRYSIDE ACRES AVE, BRYCEVILLE																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W68 S27 E68 N27\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	4.02	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,500							