

PT OF N1/2 OF N1/2 OF SW1/4 OF
SW1/4 OF SEC 10-1N-23E
IN OR 1821/1973 (EX PT

PEARCE LISA M
2952 STAR BRIGHT PLACE
BRYCEVILLE, FL 32009

2023

19-1N-23-0000-0006-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100	0820	02	1,958	123.2000	80.08	156,797	1987	1987	0	0	70.00	30.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2013													Heated Area: 1782										HX Base Yr 2013									
Roof Cover	12	MODULAR MT 100	BAS 1993 FSP 1993																																
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 80																																	
Interior Floo	08	SHT VINYL 20																																	
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																																	
BUD8 Adjustme	06	DIST 1D 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	1,782	100	1,782	42,811																															
FSP	294	60	176	4,228																															
TOTALS			2,076		1,958		47,039																												
EXTRA FEATURES			2952 STAR BRIGHT PL, 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	0350	CARPORT WD	0 100	27	40	1,080.00	SF	13.00	13.00	100	1980	1980	3	20	2,808																				
2	0752	USP	0 100	16	12	192.00	SF	15.00	15.00	100	2010	2010	3	64	1,843																				
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																				
LAND DESCRIPTION			TOTAL OB/XF 6,891																																
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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,400																		
REVIEW DATE 09/19/2018 BY TWA Total Acres: 2.48 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/02/2023 BY SYS																																			