

IN OR 1550/1120
R107240 & R107241
EX 1-12

MULDER KELLY & TINA
8450 HWY 301
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0001-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	05 AVERAGE 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 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
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	1,646	100	1,646	38,067
FEP	136	85	116	2,683
USP	244	50	122	2,822
TOTALS	2,026		1,884	43,571

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0350	CARPORT WD	0	0	20	11	220.00	SF	13.00	13.00	
4	0510	GARAGE WD-	0	0	0	0	836.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,884	118.6000	77.09	145,238	1980	1980	0	0	70.00	30.00
1 M/H 93- - 0% - 0											
Heated Area: 1762 HX Base Yr											
8396 US HWY 301, BRYCEVILLE											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				06/13/2023			
				MLU			

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		43,571	
TOTAL MARKET OB/XF VALUE		6,424	
TOTAL LAND VALUE - MARKET		27,000	
TOTAL MARKET VALUE		76,995	
SOH/AGL Deduction		23,382	
ASSESSED VALUE		53,613	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		53,613	
TOTAL JUST VALUE		76,995	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13102	RE-ROOF	9,200	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1550/1120	2/12/2008	WD	U	I	07	100	
GRANTOR: HINES JAMES F							
GRANTEE: MULDER KELLY & TINA							
1524/1232	9/11/2007	WD	U	I	06	100	
GRANTOR: HINES JAMES F L/E							
GRANTEE: MULDER KELLY & TINA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 USP=[YR=1993] N11W12 S4 W16 S7 E28\$ W46 S28 E28 FEP=[YR=2003] S6 E17 N8 W17 S2\$ N2 E17 S2 E15 N 28\$.											