

JORDAN PAUL ALLEN & STACY M
845 LIVE OAK LANE
FLEMING ISLAND, FL 32003

19-1S-24-0000-0004-0270



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		25	MOD METAL 100							0820	02	1,512	98.6000	64.09	96,904	1979	1979	0	0	0	70.00	30.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100							1 M/H 93- - 0% - 2023														Heated Area: 1512										HX Base Yr										
Roof Cover		01	MINIMUM 100							-56 27 BAS 1998 56 27																																		
Interior Wall		04	PLYWOOD 100																																									
Interior Floo		14	CARPET 90																																									
Interior Floo		08	SHT VINYL 10																																									
Air Condition		03	CENTRAL 100																																									
Heating Type		04	AIR DUCTED 100																																									
Bedrooms			3 100																																									
Bathrooms			2 100																																									
Frame		02	WOOD FRAME 100																																									
Stories Units		1.	1. 100 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	1,512	100	1,512	29,071																																								
TOTALS		1,512			1,512	29,071		6397 CR 119, BRYCEVILLE										BLD DATE						LGL DATE		06/13/2023				MLU														
EXTRA FEATURES									XF DATE						INC DATE						LAND DATE																							
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	0940	SHEDS/PORT	0	0	0	0	200.00	SF	30.00	30.00	100	2000	2000	3	20	1,200																												
LAND DESCRIPTION																									TOTAL OB/XF										1,200									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	2.89	AC		1.00	1.00	0.80	30,000.00	24,000.00	69,360																										
REVIEW DATE 05/02/2017 BY TWX Total Acres: 2.89 Total Land Value: 69,360 Market: 0 Agricultural: 0 Common: 69,360 PRINTED 08/02/2023 BY SYS																																												