PT OF GOVT LOT 6
IN OR 1441/1365
PARCELS 3-8 & 3-13

MUMFORD MELISSA D & HARRY J/
2527 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

**2023**

**20-1N-23-0000-0003-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

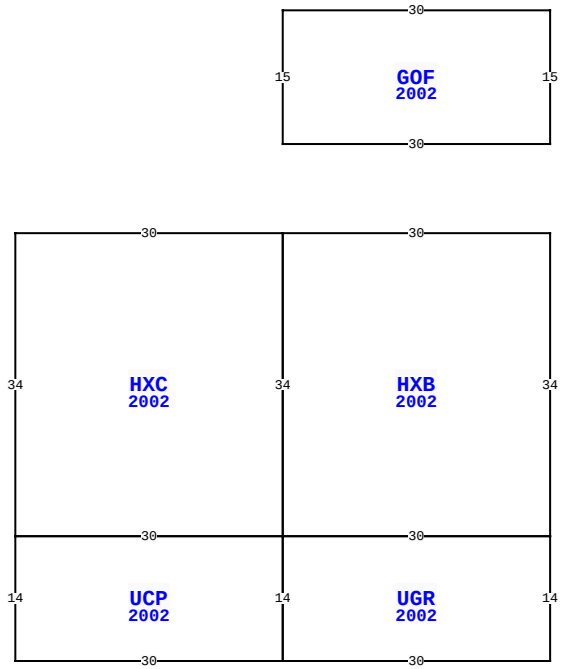
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 06 | BD/BATTEN 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 03 | CONC FINSH 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| GOF | 450 | 125 | 562 | 9,531 |
| HXB | 1,020 | 100 | 1,020 | 17,299 |
| HXC | 1,020 | 25 | 255 | 4,325 |
| UCP | 420 | 20 | 84 | 1,425 |
| UGR | 420 | 45 | 189 | 3,206 |
| TOTALS | 3,330 | | 2,110 | 35,786 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,110 | 60.5640 | 21.20 | 44,732 | 2002 | 2007 | 0 | 0 | 0 | 20.00 | 80.00 |

1 GARAGE RES – 100% - 2007 Heated Area: 1470 HX Base Yr 2007




2527 JIMMY CONNER PL, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 423,324 |
| TOTAL MARKET OB/XF VALUE | | 15,254 |
| TOTAL LAND VALUE - MARKET | | 195,130 |
| TOTAL MARKET VALUE | | 633,708 |
| SOH/AGL Deduction | | 365,973 |
| ASSESSED VALUE | | 267,735 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 217,735 |
| TOTAL JUST VALUE | | 633,708 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 476,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010657 | REPAIR/RRF | 24,880 | 10/09/2019 |
| B0413872 | NEW CONSTR | 164,800 | 09/22/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1441/1365 | 9/01/2006 | WD | U | I | 01 | 100 |
| GRANTOR: CONNER HELEN L | | | | | | |
| GRANTEE: MUMFORD MELISSA D & | | | | | | |
| 1265/0131 | 10/11/2004 | WD | U | I | 07 | 100 |
| GRANTOR: CONNER HELEN L | | | | | | |
| GRANTEE: MUMFORD HARRY J & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXB=[YR=2002] W30 HXC=[YR=2002] W30 S34 UCP=[YR=2002] S14 E30 UGR=[YR=2002] E30 N14 W30 S14 $ N14 W30 $ E30 N34 $ S34 E30 N34 $ PTR= N10 GOF=[YR=2002] N15 W30 S15 E30 $ S10 $ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 360.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 83 | 1,942 | |
| 2 | 0350 | CARPORT WD | 0 | 100 | 48 | 24 | 1,152.00 | SF | 8.58 | 8.58 | 100 | 2005 | 2005 | 3 | 27 | 2,669 | |
| 3 | 0937 | WELL | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2005 | 2005 | 3 | 100 | 6,000 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 91 | 3,185 | |
| 5 | 0754 | FOP | 0 | 100 | 18 | 6 | 108.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 90 | 1,458 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,254

| 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 | 10.27 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 195,130 | | | | | | | |

REVIEW DATE 01/08/2020 BY TWX Total Acres: 10.27 Total Land Value: 195,130 Market: 0 Agricultural: 0 Common: 195,130 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOT 6
IN OR 1441/1365
PARCELS 3-8 & 3-13

MUMFORD MELISSA D & HARRY J/
2527 JIMMY CONNER PLACE
BRYCEVILLE, FL 32009

**2023**

**20-1N-23-0000-0003-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

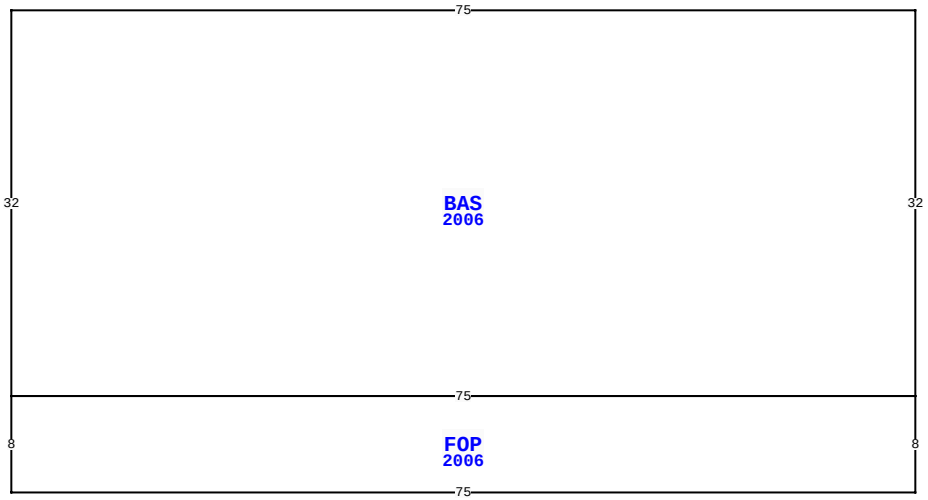
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,400 | 100 | 2,400 | 360,500 |
| FOP | 600 | 30 | 180 | 27,038 |
| TOTALS | 3,000 | | 2,580 | 387,538 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,580 | 137.4912 | 163.27 | 421,237 | 2006 | 2006 | 0 | 0 | 0 | 8.00 | 92.00 |

2 SNGL FAM – 100% - 2007 Heated Area: 2400 HX Base Yr 2007




2527 JIMMY CONNER PL, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
| 1441/1365 | 9/01/2006 | WD | U | I | 01 | 100 |
| GRANTOR: CONNER HELEN L | | | | | | |
| GRANTEE: MUMFORD MELISSA D & | | | | | | |
| 1265/0131 | 10/11/2004 | WD | U | I | 07 | 100 |
| GRANTOR: CONNER HELEN L | | | | | | |
| GRANTEE: MUMFORD HARRY J & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W75 S32 FOP=[YR=2006] S8 E75 N8 W75$ E75 N32$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/08/2020 BY TWX Total Acres: 10.27 Total Land Value: 195,130 Market: 0 Agricultural: 0 Common: 195,130 PRINTED 08/02/2023 BY SYS