PT GOVT LOT 8
IN OR 2022/1072
BNDRY LINE AGMT OR 1436/869

MUMFORD JAMES & KAITLAN/
13421 FOX TAIL LN
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

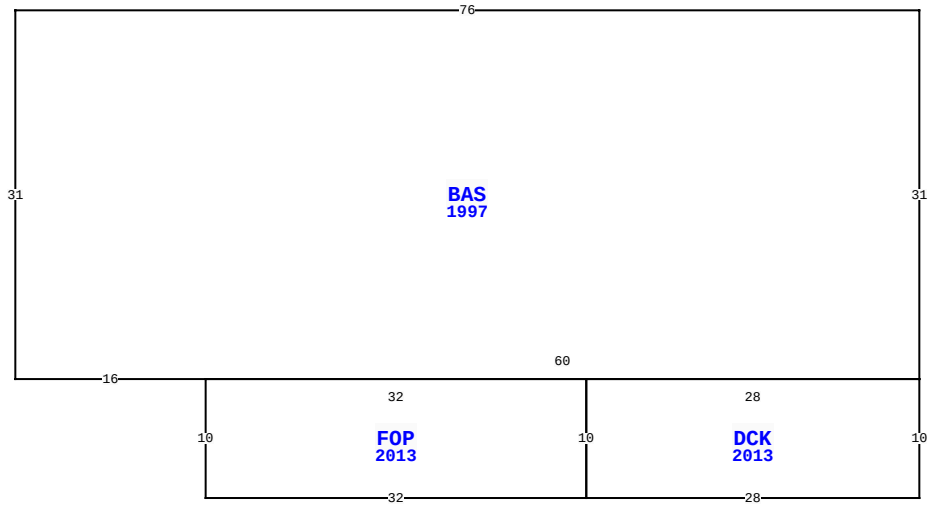
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	124,938
DCK	280	15	42	2,227
FOP	320	30	96	5,091
TOTALS	2,956		2,494	132,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,494	145.6800	101.98	254,338	1997	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2019 Heated Area: 2356 HX Base Yr 2019



13421 FOX TAIL LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		132,256
TOTAL MARKET OB/XF VALUE		34,009
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		356,265
SOH/AGL Deduction		181,309
ASSESSED VALUE		174,956
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,956
TOTAL JUST VALUE		356,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2022/1072	1/06/2016	WD	U	I	37	125,000
GRANTOR: SMITH BARRY D						
GRANTEE: MUMFORD JAMES & KAI						
0923/1758	3/13/2000	WD	Q	I		127,000
GRANTOR: MURPHY SHERRIE L						
GRANTEE: SMITH BARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S31 E16 FOP=[YR=2013] S10 E32
DCK=[YR=2013] E28 N10 W28 S10$ N10 W32$ E60 N31$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
4	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1995	1995	3	20	256	
5	0681	POLE SHED	0	100	12	14	168.00	SF	15.00	15.00	100	1997	1997	3	26	655	
6	0510	GARAGE WD-	0	100	11	24	264.00	SF	35.00	35.00	100	1997	1997	3	26	2,402	
7	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2000	2000	3	29	1,566	
8	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	2001	2001	3	30	2,700	
9	0681	POLE SHED	0	100	0	0	552.00	SF	15.00	15.00	100	2001	2001	3	30	2,484	
10	0510	GARAGE WD-	0	100	48	21	1,008.00	SF	35.00	35.00	100	2001	2001	3	30	10,584	
11	0350	CARPORT WD	0	100	48	33	1,584.00	SF	13.00	13.00	100	2001	2001	3	20	4,118	
12	0300	BOAT DCK W	0	100	16	16	256.00	SF	40.00	40.00	100	2001	2001	3	30	3,072	

TOTAL OB/XF 30,672

LAND DESCRIPTION

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS

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IN OR 2022/1072
BNDRY LINE AGMT OR 1436/869

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13421 FOX TAIL LN
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

BUILDING NOTES

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
13	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	100	2001	2001	3	82	704	
14	0350	CARPORT WD	0	100	15	15	225.00	SF	13.00	13.00	100	2019	2019	3	90	2,633	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,337

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

REVIEW DATE 05/14/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/02/2023 BY SYS