N1/2 OF E1/2 OF E1/2 OF LOT 8
IN OR 1965/5
2004 CLAY DW/MH

WATSON JESSIE
13568 MOELLER PL
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	04	Quality Level 04

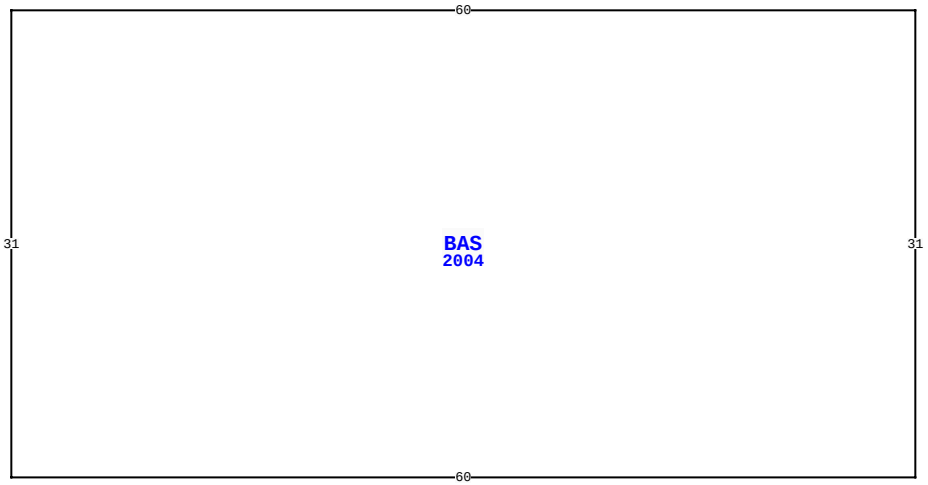
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	93,359
TOTALS	1,860		1,860	93,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,860	128.0400	89.63	166,712	2004	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr



13568 MOELLER 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	93,359
TOTAL MARKET OB/XF VALUE	4,546
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	192,905
SOH/AGL Deduction	62,424
ASSESSED VALUE	130,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,481
TOTAL JUST VALUE	192,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P048340	MH MOVE-ON	0	01/07/2004
8169	MH MOVE-ON	42,000	05/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1965/0005	2/25/2015	TD	Q	I	01	99,200
GRANTOR: FLA TRUST SERVICES LL						
GRANTEE: WATSON JESSIE						
1932/1357	8/15/2014	CT	U	I	18	39,100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S31 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
5	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1991	1991	3	20	384	
8	0811	CONCRETE B	0	0	0	0	920.00	SF	5.20	5.20	100	2005	2005	3	87	4,162	

LAND DESCRIPTION

TOTAL OB/XF 4,546

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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS