PT OF GOVT LOT 15 OF
SEC 20-1N-23E IN OR 1138/841 &
OR 668/1465 &

SIMS DONALD & ELLEN/
2791 PARMENTER ROAD
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
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	06	Quality Level 06

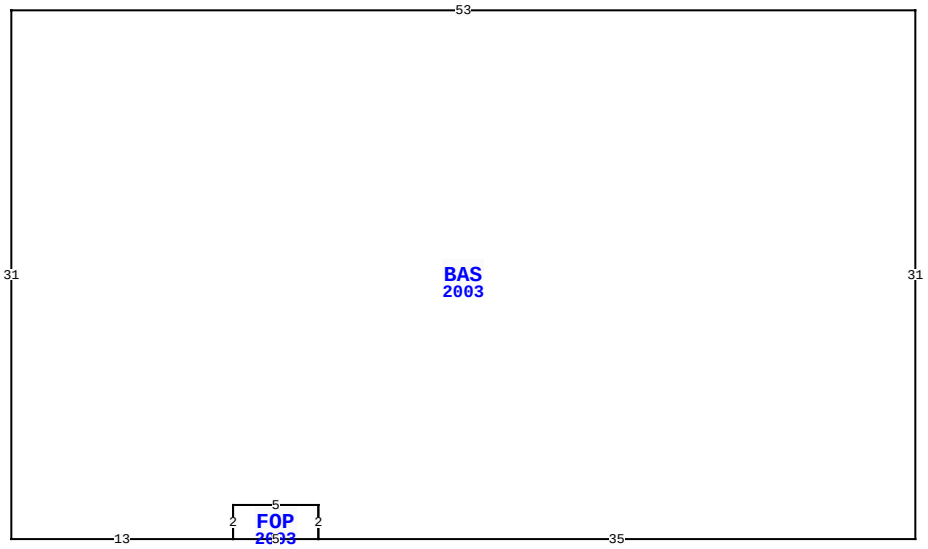
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1,633	90,877
FOP	10	30	3	167
TOTALS	1,643		1,636	91,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,636	152.8000	107.02	175,085	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2004 Heated Area: 1633 HX Base Yr 2004



2791 PARMENTER RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,298
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		106,250
TOTAL MARKET VALUE		214,548
SOH/AGL Deduction		121,758
ASSESSED VALUE		92,790
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,790
TOTAL JUST VALUE		214,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/0402	4/06/2017	QC	U	I	11	100
GRANTOR: SIMS DONALD D						
GRANTEE: SIMS DONALD & ELLEN						
2041/1502	4/22/2016	QC	U	I	11	100
GRANTOR: SIMS DEBORAH A						
GRANTEE: SIMS DONALD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W53 S31 E13 FOP=[YR=2003] E5 N2 W5 S2$ N2 E5 S2 E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4.25	AC		1.00	1.00	1.00	25,000.00	25,000.00	106,250							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 4.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS

PT OF GOVT LOT 15 OF
SEC 20-1N-23E IN OR 1138/841 &
OR 668/1465 &

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2791 PARMENTER ROAD
BRYCEVILLE, FL 32009

2023

20-1N-23-0000-0009-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

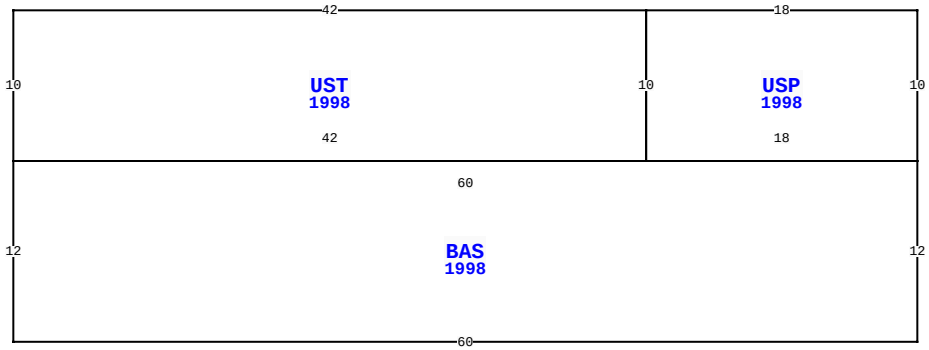
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	11,934
USP	180	50	90	1,492
UST	420	55	231	3,829
TOTALS	1,320		1,041	17,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,041	85.0000	55.25	57,515	1973	1973	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2004 Heated Area: 720 HX Base Yr 2004



2791 PARMENTER RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

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GRANTOR: SIMS DONALD D						
GRANTEE: SIMS DONALD & ELLEN						
2041/1502	4/22/2016	QC	U	I	11	100
GRANTOR: SIMS DEBORAH A						
GRANTEE: SIMS DONALD D						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1998] W18 UST=[YR=1998] W42 S10 BAS=[YR=1998] S12 E60 N12 W60$ E42 N10$ S10 E18 N10$.

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 02/09/2023 BY WWA Total Acres: 4.25 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 08/02/2023 BY SYS