PT SW1/4 OF SEC 21-2S-23E
PT OR 2602/1323
BEING ONLY THAT

KOHLER ROSS TRUSTEE
2333 CARTER ST BRYCEVILLE FL, 463688 SR 200 E STE 1-327
YULEE, FL 32097

2023

21-2S-23-0000-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

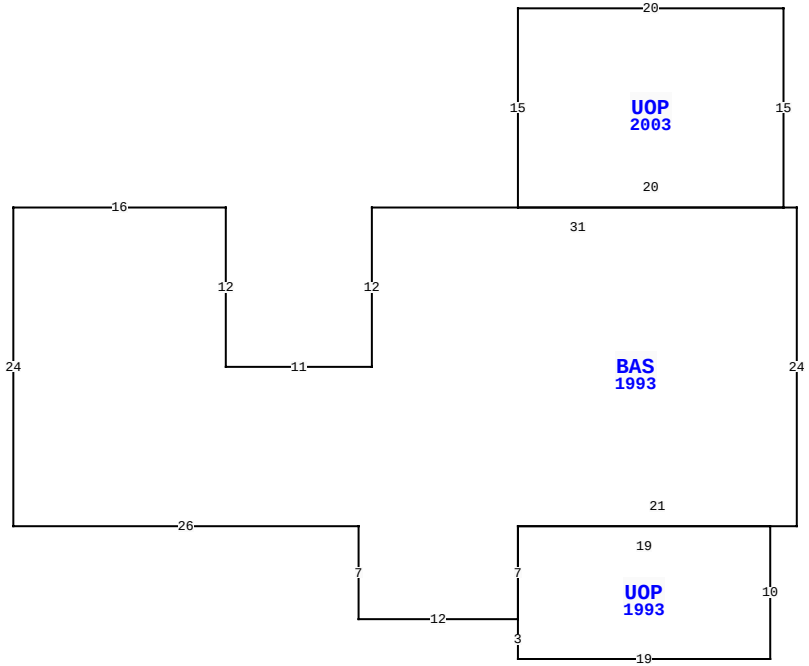
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	17,037
UOP	190	25	48	598
UOP	300	25	75	934
TOTALS	1,858		1,491	18,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,491	95.8000	62.27	92,845	1973	1973	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2023 Heated Area: 1368 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2333 CARTER ST, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,569
TOTAL MARKET OB/XF VALUE	461
TOTAL LAND VALUE - MARKET	45,900
TOTAL MARKET VALUE	64,930
SOH/AGL Deduction	0
ASSESSED VALUE	64,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,930
TOTAL JUST VALUE	64,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005604	CO ISSUED		04/28/2023
230004884	REPLACE MH		04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1323	10/19/2022	WD	U	I	37	45,000
GRANTOR: COLLETTE GERALD						
GRANTEE: KOHLER ROSS TRUSTEE						
2602/1321	6/27/2022	SW	U	I	11	100
GRANTOR: PROPERTY DECISION LLC						
GRANTEE: COLLETTE GERALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=2003] N15 W20 S15 E20$ W31 S12 W11 N12 W16 S24 E26 S7 E12 UOP=[YR=1993] S3 E19 N10 W19 S7$ N7 E21 N24 $.

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	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2004	2004	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 461

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	1.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,900							

REVIEW DATE 05/26/2021 BY TW Total Acres: 1.53 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 08/02/2023 BY SYS