IN OR 298 PG 649
ESMT IN OR 774/412
EX R/W OR 1044/1146

CANTRELL TRILLES NEWMAN &/CLOWERS KENNETH W
13161 WILDERNESS TR
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0030

BUILDING CHARACTERISTICS

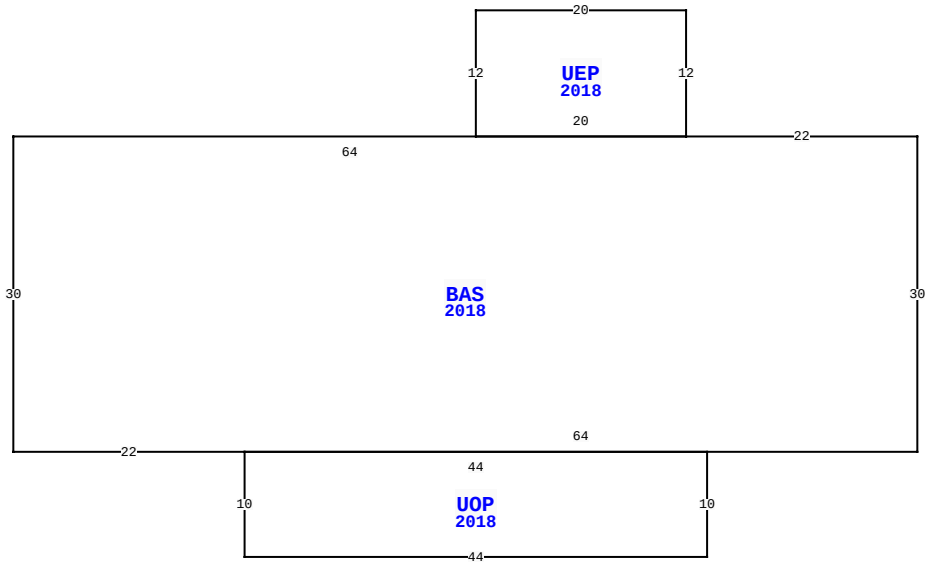
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	2,580	100	2,580	119,443
UEP	240	70	168	7,778
UOP	440	25	110	5,092
TOTALS	3,260		2,858	132,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,858	122.8000	79.82	228,126	2000	2005	0	0	0	42.00	58.00

2 MH 94NO RP – 0% - 2023 Heated Area: 2580 HX Base Yr



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

13117 WILDERNESS TR, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	256,732
TOTAL MARKET OB/XF VALUE	49,237
TOTAL LAND VALUE - MARKET	243,600
TOTAL MARKET VALUE	549,569
SOH/AGL Deduction	0
ASSESSED VALUE	549,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,569
TOTAL JUST VALUE	549,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008520	CO ISSUED	0	06/29/2021
21001642	DEMOLITION	2,500	02/11/2021
MH992733	MH MOVE-ON	0	01/06/1999
B94936	XFOB	480,000,000	04/01/1994
8619	MH MOVE-ON	3,000	07/31/1991
8193	MH MOVE-ON	14,000	06/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0923	4/18/2022	FJ	U	I	11	100
GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 UEP=[YR=2018] N12 W20 S12 E20$ W64 S30 E22
UOP=[YR=2018] S10 E44 N10 W44$ E64 N30$.

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
2	0200	BARN WD 0-	0	0	44	32	1,408.00	SF	20.00	20.00	100	1982	1982	3	20	5,632	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1982	1982	3	20	579	
4	0680	POLE SHED	0	0	10	12	120.00	SF	10.00	10.00	100	1982	1982	3	20	240	
5	0680	POLE SHED	0	0	8	12	96.00	SF	10.00	10.00	100	1982	1982	3	20	192	
7	0680	POLE SHED	0	0	0	0	828.00	SF	10.00	10.00	100	1993	1993	3	20	1,656	
8	0940	SHEDS/PORT	0	0	15	12	180.00	SF	30.00	30.00	100	1993	1993	3	20	1,080	
9	0681	POLE SHED	0	0	19	13	247.00	SF	15.00	15.00	100	2000	2000	3	29	1,074	
15	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
16	0940	SHEDS/PORT	0	0	30	12	360.00	SF	30.00	30.00	100	2018	2018	3	86	9,288	
17	0680	POLE SHED	0	0	0	0	660.00	SF	10.00	10.00	100	2018	2018	3	90	5,940	

TOTAL OB/XF 28,656

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	000115	C	SFR ACRES	0		OR			17.40	AC		1.00	1.00	1.00	14,000.00	14,000.00	243,600							

REVIEW DATE 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 08/02/2023 BY SYS

IN OR 298 PG 649
ESMT IN OR 774/412
EX R/W OR 1044/1146

CANTRELL TRILLES NEWMAN &/CLOWERS KENNETH W
13161 WILDERNESS TR
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0030

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

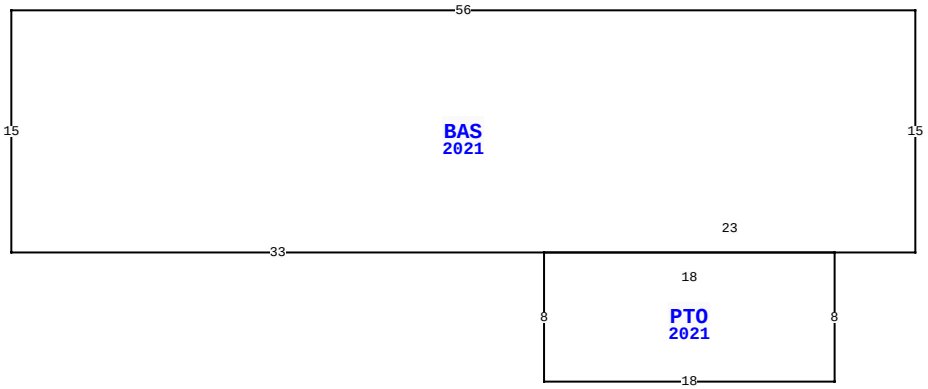
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	72,656
PTO	144	5	7	605
TOTALS	984		847	73,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	847	127.3800	89.17	75,527	2019	2019	0	0	0	3.00	97.00

3 M/H 94+ – 0% - 2023 Heated Area: 840 HX Base Yr



13117 WILDERNESS TR, BRYCEVILLE

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

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
18	0350	CARPORT WD	0	0	45	30	1,350.00	SF	13.00	13.00	100	2018	2018	3	86	15,093	
19	0812	CONCRETE C	0	0	0	0	1,400.00	SF	4.00	4.00	100	2018	2018	3	98	5,488	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	256,732
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TOTAL LAND VALUE - MARKET	243,600
TOTAL MARKET VALUE	549,569
SOH/AGL Deduction	0
ASSESSED VALUE	549,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	549,569
TOTAL JUST VALUE	549,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2556/0923	4/18/2022	FJ	U	I	11	100
GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S15 E33 PTO=[YR=2021] S8 E18 N8 W18$ E23 N15$.

LAND DESCRIPTION

TOTAL OB/XF 20,581

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 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 08/02/2023 BY SYS

IN OR 298 PG 649
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2023

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BUILDING CHARACTERISTICS

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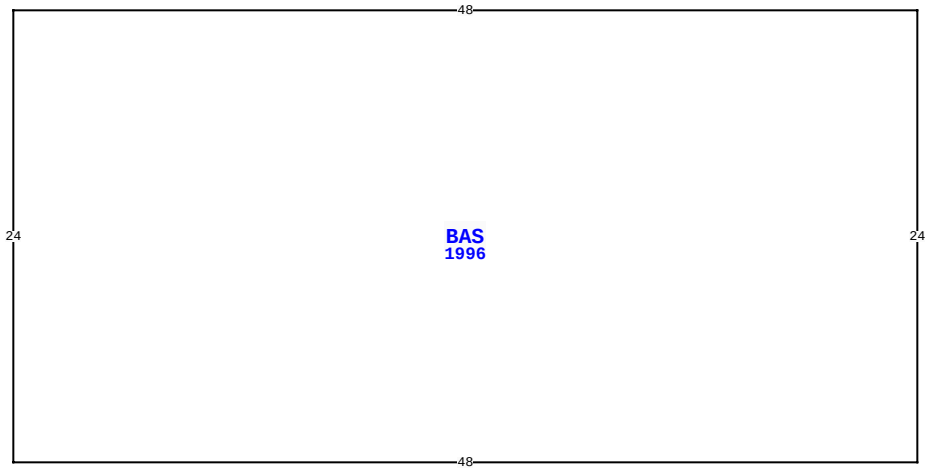
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	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	1,152	100	1,152	51,158
TOTALS	1,152		1,152	51,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	158.6000	111.02	127,895	1996	1996	0	0	0	60.00	40.00

4 M/H 94+ – 0% - 2023 Heated Area: 1152 HX Base Yr



13117 WILDERNESS TR, BRYCEVILLE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE	549,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0923	4/18/2022	FJ	U	I	11	100
GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24$.

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 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 243,600 Market: 0 Agricultural: 0 Common: 243,600 PRINTED 08/02/2023 BY SYS