PT OF NE1/4
IN OR 2605/1534

PENNINGTON DAVID HURLEY III
3342 STARDUST ROAD
BRYCEVILLE, FL 32009-1166

2023

24-1N-23-0000-0001-0180

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 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	0	0 100
Units		0 100
Quality	02	Quality Level 02

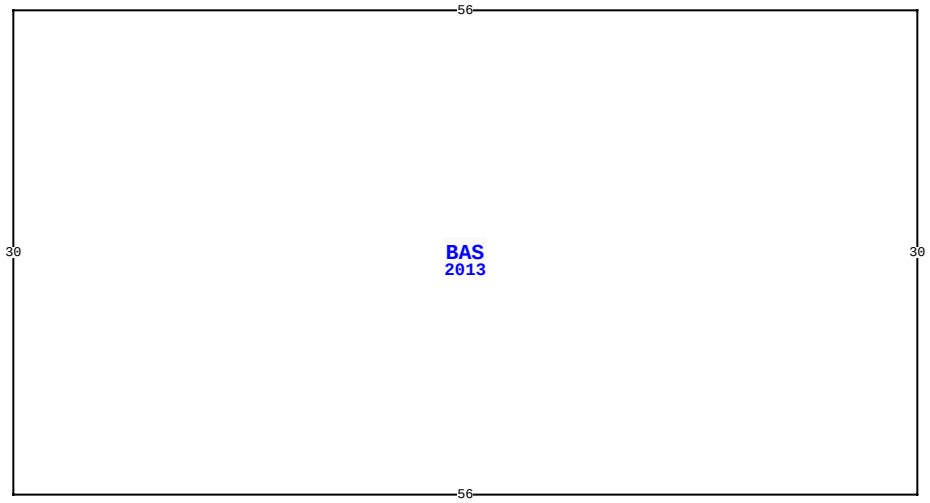
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	46,150
TOTALS	1,680		1,680	46,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,680	81.7600	57.23	96,146	2000	2000	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1680 HX Base Yr



3342 STARDUST RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	46,150
TOTAL MARKET OB/XF VALUE	18,448
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	109,598
SOH/AGL Deduction	0
ASSESSED VALUE	109,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,598
TOTAL JUST VALUE	109,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310766	GARAGE	28,512	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1534	11/07/2022	WD	Q	I	01	113,000
GRANTOR: PORTER JOHN C II						
GRANTEE: PENNINGTON DAVID HU						
0974/0167	3/07/2001	WD	U	V	13	15,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: PORTER JOHN C II						

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	0752	USP	0	0	16	16	256.00	SF	15.00	15.00	100	2003	2003	3	36	1,382	
4	0510	GARAGE WD-	0	0	24	26	624.00	SF	35.00	35.00	100	2003	2003	3	36	7,862	
5	1242	WD DECK A	0	0	0	0	796.00	SF	10.00	10.00	100	2003	2003	3	22	1,751	
6	0810	CONCRETE A	0	0	0	0	345.00	SF	6.50	6.50	100	2003	2003	3	84	1,884	
7	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	2005	2005	3	87	1,991	
8	0681	POLE SHED	0	0	28	12	336.00	SF	15.00	15.00	100	2012	2012	3	71	3,578	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W56 S30 E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 18,448

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	0	0007	OR	0.00	0.00	2.50	AC		1.00	1.00	0.60	30,000.00	18,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS