IN OR 2338/431
R497516 & R497517

**DILLHYON ELOUISE C &/TOLLICK SHANNON D**
8106 RAILROAD RD
BRYCEVILLE, FL 32009

**2023**

**30-1S-24-0000-0021-0000**

## 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 | 13 | LVT/LAMNT 100 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

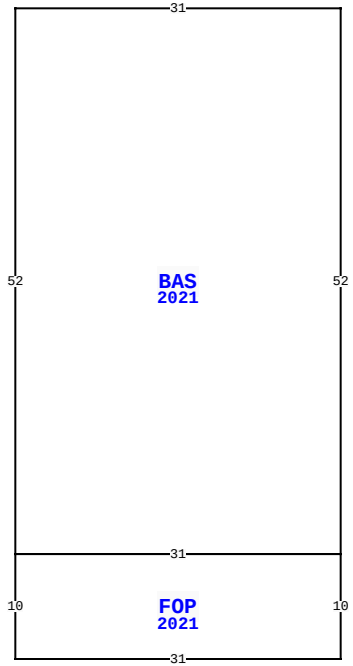
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,612 | 100 | 1,612 | 130,572 |
| FOP | 310 | 30 | 93 | 7,533 |
| TOTALS | 1,922 | | 1,705 | 138,105 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 1,705 | 108.0000 | 81.00 | 138,105 | 2021 | 2021 | 0 | 0 | 0 | 0.00 | 100.00 |

2 SFR MODULR – 100% - 0 Heated Area: 1612 HX Base Yr




8106 RAILROAD RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 138,105 |
| TOTAL MARKET OB/XF VALUE | | 1,555 |
| TOTAL LAND VALUE - MARKET | | 74,400 |
| TOTAL MARKET VALUE | | 214,060 |
| SOH/AGL Deduction | | 34,339 |
| ASSESSED VALUE | | 179,721 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 60,000 |
| BASE TAXABLE VALUE | | 119,721 |
| TOTAL JUST VALUE | | 214,060 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 190,212 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21012495 | CO ISSUED | 0 | 09/17/2021 |
| 21008956 | MODULAR HM | 183,650 | 07/09/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2338/0431 | 2/10/2020 | QC | U | I | 11 | 100 |
| GRANTOR: DILLHYON ELOUISE C | | | | | | |
| GRANTEE: DILLHYON ELOUISE C | | | | | | |
| 0646/0638 | 1/14/1992 | WD | U | V | 01 | 100 |
| GRANTOR: GORDON ORIEN & M | | | | | | |
| GRANTEE: DILLHYON TERRY & E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W31 S52 FOP=[YR=2021] S10 E31 N10 W31$ E31 N52$.

## 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 | 0351 | CARPORT MT | 0 | 100 | 24 | 24 | 576.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 1,555 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,555

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 2.48 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 74,400 | | | | | | | |

REVIEW DATE 02/01/2022 BY TW Total Acres: 2.48 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/02/2023 BY SYS