

PT OF GOVT LOT 1 & GOVT LOT 2  
IN OR 1707/562  
R787316 & R787317

PROCTOR JOHN D  
6815 LEE LANE  
BRYCEVILLE, FL 32009

2023

32-1S-23-0000-0001-0040



| BUILDING CHARACTERISTICS                                                                                                                    |                  |                |                                                                             |                      | MARKET ADJUSTMENTS |             |                |                |             |           |             |           |        |                 |                           |                   | NASSAU COUNTY PROPERTY |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|-----------------------------------------------------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|-----------|-------------|-----------|--------|-----------------|---------------------------|-------------------|------------------------|-----------------------------|---------|----------|------|------------|----|--------|--|--|-----------------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                     | CD               | CONSTRUCTION   | TYPE                                                                        | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT      | NORM   | % COND          | PAGE 1 of 1 6             |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                               | 05               | AVERAGE 100    | 0800                                                                        | 02                   | 1,674              | 140.1600    | 98.11          | 164,236        | 1998        | 1998      | 0           | 0         | 0      | 56.00           | 44.00                     | VALUATION SUMMARY |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                               | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 1999                                                     |                      |                    |             |                |                |             |           |             |           |        |                 | Heated Area: 1674         |                   |                        |                             |         |          |      |            |    |        |  |  | HX Base Yr 1999 |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                  | 03               | COMP SHNGL 100 | <div>27</div> <div>62</div> <div>62</div> <div>27</div> <div>BAS 1998</div> |                      |                    |             |                |                |             |           |             |           |        |                 | VALUATION BY              |                   |                        |                             |         |          |      |            |    |        |  |  | STANDARD        |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                               | 05               | DRYWALL 100    |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | Tax Group: 6              |                   |                        |                             |         |          |      |            |    |        |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 14               | CARPET 70      |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | BUILDING MARKET VALUE     |                   |                        |                             |         |          |      |            |    |        |  |  | 72,264          |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                               | 08               | SHT VINYL 30   |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | TOTAL MARKET OB/XF VALUE  |                   |                        |                             |         |          |      |            |    |        |  |  | 2,905           |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                               | 03               | CENTRAL 100    |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | TOTAL LAND VALUE - MARKET |                   |                        |                             |         |          |      |            |    |        |  |  | 30,000          |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                | 04               | AIR DUCTED 100 |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | TOTAL MARKET VALUE        |                   |                        |                             |         |          |      |            |    |        |  |  | 105,169         |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                    |                  | 3 100          |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | SOH/AGL Deduction         |                   |                        |                             |         |          |      |            |    |        |  |  | 52,170          |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                   |                  | 2 100          |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | ASSESSED VALUE            |                   |                        |                             |         |          |      |            |    |        |  |  | 52,999          |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                       | 02               | WOOD FRAME 100 |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | TOTAL EXEMPTION VALUE     |                   |                        |                             |         |          |      |            |    |        |  |  | HX HB 27,999    |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                     | 1.               | 1. 100         |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 | BASE TAXABLE VALUE        |                   |                        |                             |         |          |      |            |    |        |  |  | 25,000          |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                       |                  | 0 100          | TOTAL JUST VALUE                                                            |                      |                    |             |                |                |             |           |             |           |        |                 | 105,169                   |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | NCON VALUE                                                                  |                      |                    |             |                |                |             |           |             |           |        |                 | 0                         |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | INCOME VALUE                                                                |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                | PREVIOUS YEAR MKT VALUE                                                     |                      |                    |             |                |                |             |           |             |           |        |                 | 86,808                    |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                     |                  |                | 05                                                                          | Quality Level 05     |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                         | 1,674            | 100            | 1,674                                                                       | 72,264               |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                      |                  |                | 1,674                                                                       | 1,674                | 72,264             |             |                |                |             |           |             |           |        |                 |                           |                   |                        | BLD DATE                    |         | LGL DATE |      | 06/13/2023 |    | MLU    |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                              |                  |                | 6815 LEE LN, BRYCEVILLE                                                     |                      |                    |             |                |                |             |           |             |           |        |                 | XF DATE                   |                   | LAND DATE              |                             | AG DATE |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 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                     |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                           | 0500             | FP-PRE FAB     | 0 100                                                                       | 0 0                  | 1.00               | UT          | 3,500.00       | 3,500.00       | 100         | 1998      | 1998        | 3         | 83     | 2,905           |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                             |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        | SALES DATA                  |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| OFF RECORD Number                                                                                                                           |                  | DATE           | TYPE INST                                                                   | Q U                  | V I                | RSN CD      | SALE PRICE     |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 2522/1824                                                                                                                                   |                  | 12/04/2021     | WD U                                                                        | I                    | 11                 | 100         |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: HANEY CHRISTEEN A                                                                                                                  |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: PROCTOR JOHN D                                                                                                                     |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| 1707/0562                                                                                                                                   |                  | 10/26/2010     | QC U                                                                        | I                    | 11                 | 100         |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: PROCTOR KIMBERLY S                                                                                                                 |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: PROCTOR JOHN D                                                                                                                     |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                                                                                                                              |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                         |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1998] W62 S27 E62 N27\$.                                                                                                            |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                            |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                         | USE CODE         | CLS            | LAND USE DESCRIPTION                                                        | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPHT 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                  | 0007               |             | 0.00           | 0.00           | 1.00        | AC        |             | 1.00      | 1.00   | 1.00            | 30,000.00                 | 30,000.00         | 30,000                 |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS |                  |                |                                                                             |                      |                    |             |                |                |             |           |             |           |        |                 |                           |                   |                        |                             |         |          |      |            |    |        |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |