PT OF SEC 33-1N-24E
IN OR 2129/1135
ESMT PT OR 1519/1903

GALLOWAY LARRY PAUL JR
12966 SIX SISTERS WAY
BRYCEVILLE, FL 32009

**2023**

**33-1N-24-0000-0001-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

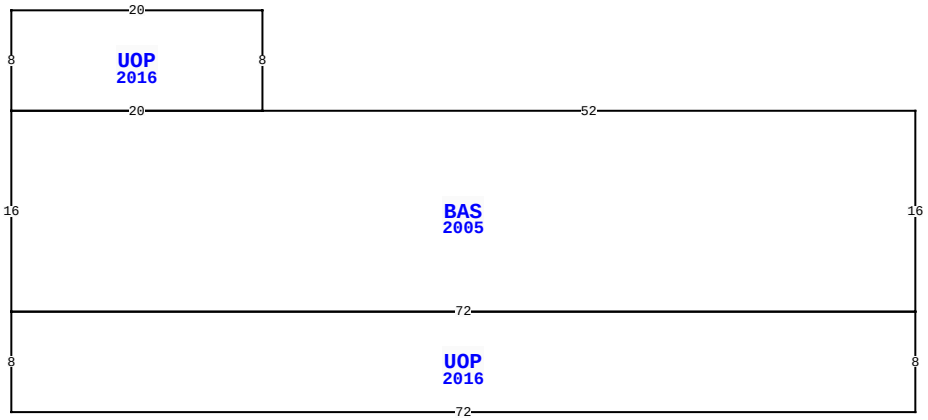
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 49,145 |
| UOP | 160 | 25 | 40 | 1,707 |
| UOP | 576 | 25 | 144 | 6,143 |
| TOTALS | 1,888 | | 1,336 | 56,995 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,336 | 117.2000 | 82.04 | 109,605 | 2002 | 2002 | 0 | 0 | 0 | 48.00 | 52.00 |

1 M/H 94+ – 100% - 2018 Heated Area: 1152 HX Base Yr 2018




12966 SIX SISTERS WAY, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2023 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 | | 56,995 |
| TOTAL MARKET OB/XF VALUE | | 1,172 |
| TOTAL LAND VALUE - MARKET | | 80,000 |
| TOTAL MARKET VALUE | | 138,167 |
| SOH/AGL Deduction | | 52,424 |
| ASSESSED VALUE | | 85,743 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 35,743 |
| TOTAL JUST VALUE | | 138,167 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,304 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2129/1135 | 6/11/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HICKS BRIAN S & CHRIS | | | | | | |
| GRANTEE: GALLOWAY LARRY PAUL | | | | | | |
| 0938/0763 | 6/29/2000 | WD | U | V | 06 | 100 |
| GRANTOR: COLLINS DANIEL & BEVE | | | | | | |
| GRANTEE: HICKS BRIAN & CHRIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W52 UOP=[YR=2016] N8 W20 S8 E20$ W20 S16
UOP=[YR=2016] S8 E72 N8 W72$ E72 N16 $ .

## 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 | 100 | 11 | 8 | 88.00 | SF | 13.20 | 13.20 | 100 | 2000 | 2000 | 3 | 20 | 232 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 47 | 10 | 470.00 | SF | 10.00 | 10.00 | 100 | 2001 | 2001 | 3 | 20 | 940 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,172

| 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 | 0007 | OR | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 80,000 | | | | | | | |

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS