LOT 2
IN OR 948/1281
EX R/W OR 1032/1236

PANNONE STARR M
13456 HWY 301
BRYCEVILLE, FL 32009

**2023**

**33-1N-24-2050-0002-0000**

## BUILDING CHARACTERISTICS

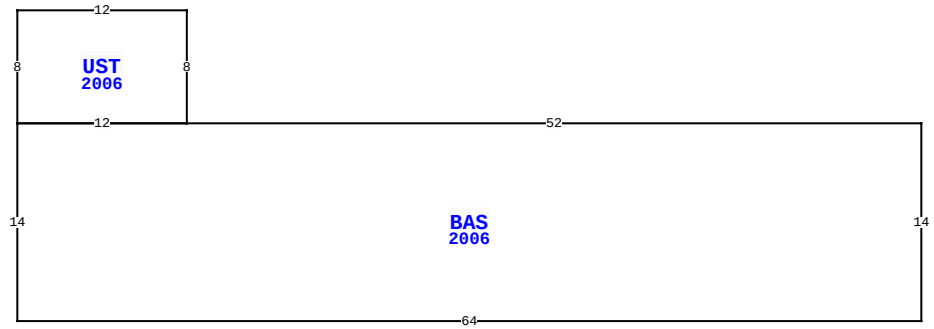
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 896 | 100 | 896 | 31,131 |
| UST | 96 | 55 | 53 | 1,841 |
| TOTALS | 992 | | 949 | 32,972 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 949 | 116.2000 | 75.53 | 71,678 | 1989 | 1999 | 0 | 0 | 0 | 54.00 | 46.00 |

1 M/H 93- – 100% - 2007 Heated Area: 896 HX Base Yr 2007




13456 US HWY 301, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 55,222 |
| TOTAL MARKET OB/XF VALUE | | 9,429 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 94,651 |
| SOH/AGL Deduction | | 44,731 |
| ASSESSED VALUE | | 49,920 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,920 |
| TOTAL JUST VALUE | | 94,651 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 78,778 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0948/1281 | 9/08/2000 | WD | U | I | 13 | 42,500 |
| GRANTOR: SANTOS BRIDGETT R | | | | | | |
| GRANTEE: PANNONE STARR M | | | | | | |
| 0934/1779 | 6/02/2000 | WD | U | I | 13 | 25,000 |
| GRANTOR: ETHRIDGE MICHAEL A | | | | | | |
| GRANTEE: SANTOS BRIDGETTE R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W52 UST=[YR=2006] N8 W12 S8 E12$ W12 S14 E64 N14$.

## 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 | 0752 | USP | 0 | 100 | 18 | 8 | 144.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 626 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 12 | 240.00 | SF | 18.30 | 18.30 | 100 | 1995 | 1995 | 3 | 20 | 878 | |
| 6 | 0752 | USP | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 32 | 480 | |
| 7 | 0752 | USP | 0 | 100 | 0 | 0 | 174.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 32 | 835 | |
| 8 | 0200 | BARN WD 0- | 0 | 100 | 30 | 20 | 600.00 | SF | 20.00 | 20.00 | 100 | 2003 | 2003 | 3 | 36 | 4,320 | |
| 9 | 0351 | CARPORT MT | 0 | 100 | 30 | 20 | 600.00 | SF | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 31 | 930 | |
| 10 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 68 | 1,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,429

| 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 | 0004 | OR | 197.00 | 234.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

LOT 2
IN OR 948/1281
EX R/W OR 1032/1236

PANNONE STARR M
13456 HWY 301
BRYCEVILLE, FL 32009

**2023**

**33-1N-24-2050-0002-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

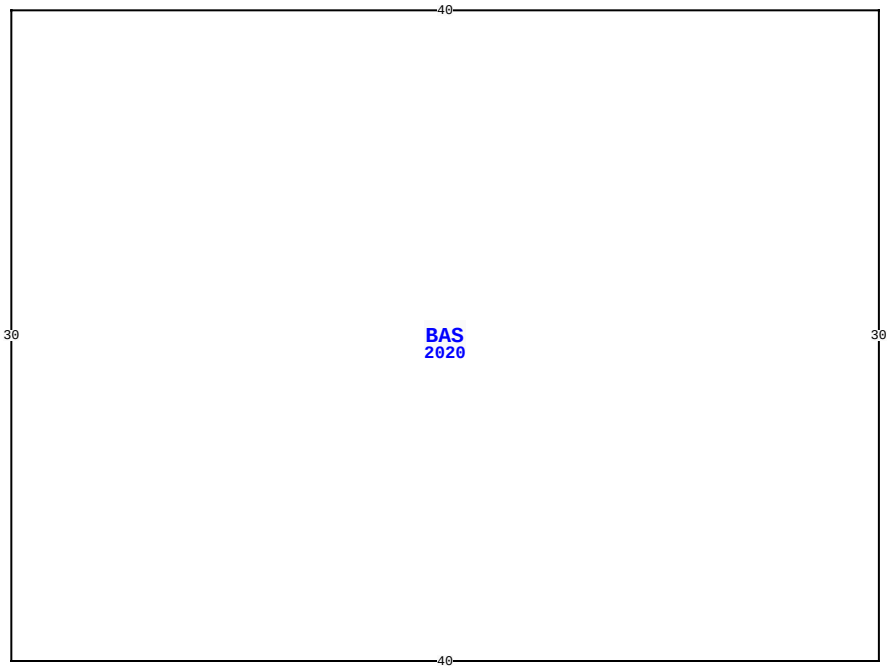
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 22,250 |
| TOTALS | 1,200 | | 1,200 | 22,250 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 1,200 | 54.0600 | 18.92 | 22,704 | 2020 | 2020 | 0 | 0 | 0 | 2.00 | 98.00 |

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007




13456 US HWY 301, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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|---|---|---|---|---|---|---|
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| GRANTOR: ETHRIDGE MICHAEL A | | | | | | |
| GRANTEE: SANTOS BRIDGETTE R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 E40 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS