

LOT 10 R787333
IN OR 663/1332
EX R/W OR 1011/1798

WILKERSON FRANK W JR
13170 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2050-0010-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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
BAS	1,064	100	1,064
			SUBAREA MARKET VALUE
			20,375
TOTALS	1,064		1,064
			20,374

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,064	98.2000	63.83	67,915	1993	1993	0	0	70.00	30.00		
1 M/H 93- - 100% - 1995 Heated Area: 1064 HX Base Yr 1995													
13170 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 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			20,374
TOTAL MARKET OB/XF VALUE			1,114
TOTAL LAND VALUE - MARKET			33,900
TOTAL MARKET VALUE			55,388
SOH/AGL Deduction			28,821
ASSESSED VALUE			26,567
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			1,567
TOTAL JUST VALUE			55,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/1332	7/23/1992	WD	U	I	10	8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						
0519/0534	6/05/1987	AD	Q	V		8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W76 S14 E76 N14 \$.	

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	0752	USP	0	100	8	8			15.00	100	1997	1997	3	26	250	
2	0940	SHEDS/PORT	0	100	12	12			30.00	100	1998	1998	3	20	864	
TOTAL OB/XF 1,114																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	215.00	242.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							