LOT 4
IN OR 2187/754
EX R/W IN OR 964/134

BROWN ADAM P & JENNIFER
8081 BILLYVILLE DRIVE
BRYCEVILLE, FL 32009

2023

33-1N-24-2051-0004-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

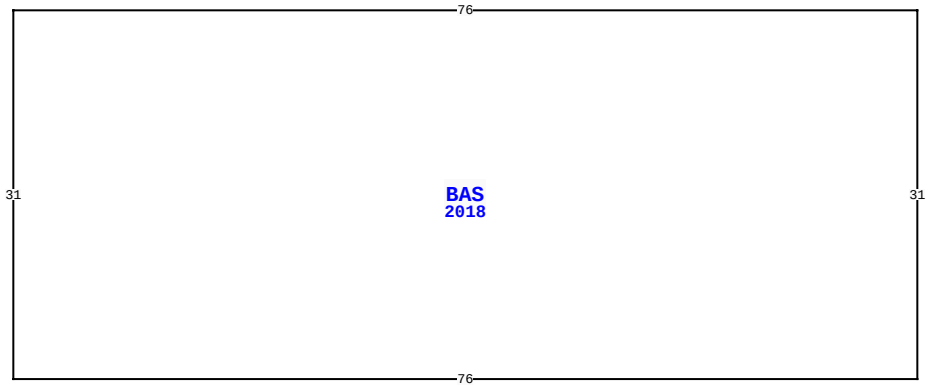
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	169,925
TOTALS	2,356		2,356	169,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,356	116.8000	75.92	178,868	2018	2018	0	0	0	5.00	95.00

1 MH 94NO RP – 0% - 0 Heated Area: 2356 HX Base Yr



8081 BILLYVILLE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	169,925
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,600
TOTAL MARKET VALUE	206,525
SOH/AGL Deduction	38,163
ASSESSED VALUE	168,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,362
TOTAL JUST VALUE	206,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006892	CO ISSUED	0	07/06/2018
18002818	MH MOVE-ON	0	04/04/2018
7356	MH MOVE-ON	14,000	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2187/0754	3/30/2018	WD	U	I	37	17,600
GRANTOR: EVANS WILLIAM LEE JR						
GRANTEE: BROWN ADAM P JENNIF						
0937/1464	6/23/2000	WD	U	V	10	10,500
GRANTOR: YVWZX CORP						
GRANTEE: EVANS WM LEE JR & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S31 E76 N31$.

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
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,600							

REVIEW DATE 07/17/2018 BY TW Total Acres: 1.22 Total Land Value: 36,600 Market: 0 Agricultural: 0 Common: 36,600 PRINTED 08/02/2023 BY SYS