LOT 5
EX R/W CASE #03-319-CA
THE PINES #2 PB 5/128-129

SEIFERT JENNIFER
12801 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2051-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

12801 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	34,500
SOH/AGL Deduction	0
ASSESSED VALUE	34,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,500
TOTAL JUST VALUE	34,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000771	CO ISSUED	0	01/19/2023
22017008	MH MOVE-ON	0	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1123	9/12/2022	WD	U	V	11	100
GRANTOR: BENNETT JOHN A & TAMM						
GRANTEE: SEIFERT JENNIFER						
2586/1377	8/25/2022	WD	Q	V	05	100,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: BENNETT JOHN A & TA						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0004	OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,500							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.15 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS