LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2051-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

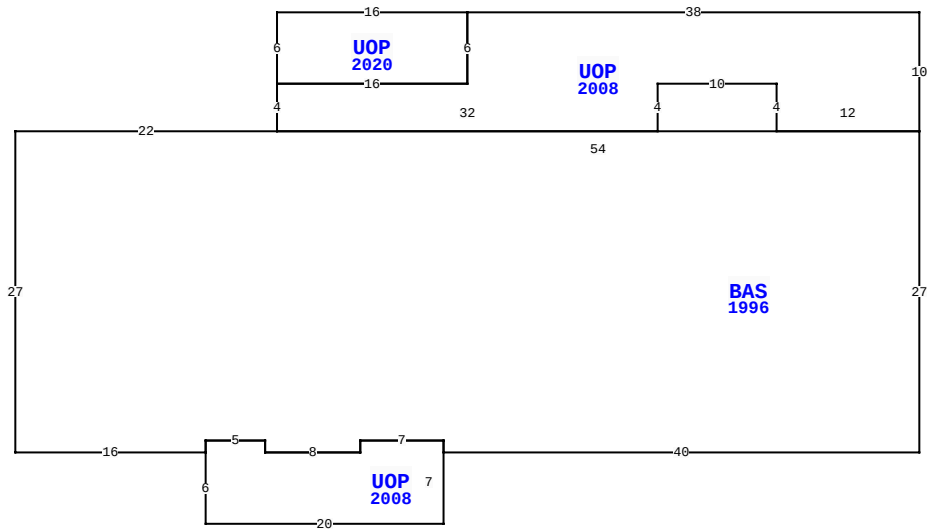
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,040	100	2,040	49,168
UOP	132	25	33	795
UOP	404	25	101	2,434
UOP	96	25	24	578
TOTALS	2,672		2,198	52,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,198	123.6000	80.34	176,587	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 50% - 1997 Heated Area: 2040 HX Base Yr 1997



12663 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		109,755
TOTAL MARKET OB/XF VALUE		11,664
TOTAL LAND VALUE - MARKET		78,600
TOTAL MARKET VALUE		200,019
SOH/AGL Deduction		74,827
ASSESSED VALUE		125,192
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		100,192
TOTAL JUST VALUE		200,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010961	GARAGE	35,935	11/10/2020
MH0101	MH MOVE-ON	0	11/01/2008
MH0101	CO ISSUED	0	10/21/2008
E21318	CHNGE SRVC	0	10/01/2008
M14193	H/AC	0	10/01/2008
P13503	NEW CONSTR	0	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2573/1518	6/21/2022	QC	U	I	11	100
GRANTOR: OTT JAMES R						
GRANTEE: OTT ROBERT A						
1808/0418	8/21/2012	QC	U	I	11	18,500
GRANTOR: OTT JAMES R						
GRANTEE: OTT JAMES R & ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W38 UOP=[YR=2020] W16 S6 E16 N6 $ S6 W16 S4
BAS=[YR=1996] W22 S27 E16 UOP=[YR=2008] S6 E20 N7 W7 S1 W8
N1 W5 S1 $ N1 E5 S1 E8 N1 E7 S1 E40 N27 W54 $ E32 N4 E10 S4
E12 N10 $.

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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0510	GARAGE WD-	0	50	16	16	256.00	SF	28.00	28.00	100	1996	1996	3	25	1,792	
5	0510	GARAGE WD-	0	50	24	19	456.00	SF	17.50	17.50	100	2005	2005	3	44	3,511	
8	0753	UEP	0	0	12	8	96.00	SF	22.00	22.00	100	2012	2012	3	71	1,500	
9	0753	UEP	0	0	8	4	32.00	SF	22.00	22.00	100	2012	2012	3	71	500	
10	0300	BOAT DCK W	0	50	12	8	96.00	SF	20.00	20.00	100	2012	2012	3	71	1,363	
11	0810	CONCRETE A	0	50	24	4	96.00	SF	6.50	6.50	100	2020	2020	3	99	618	

LAND DESCRIPTION

TOTAL OB/XF 11,664

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	50	0004	OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	30,000.00	30,000.00	78,600							

REVIEW DATE 02/23/2021 BY TW Total Acres: 2.62 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 08/02/2023 BY SYS

LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

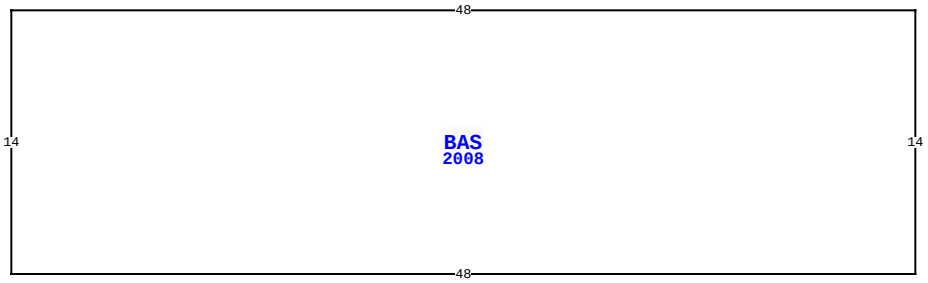
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	42,407
TOTALS	672		672	42,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	120.2000	84.14	56,542	2008	2013	0	0	0	25.00	75.00

2 M/H 94+ – 50% - 1997 Heated Area: 672 HX Base Yr 1997



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		109,755
TOTAL MARKET OB/XF VALUE		11,664
TOTAL LAND VALUE - MARKET		78,600
TOTAL MARKET VALUE		200,019
SOH/AGL Deduction		74,827
ASSESSED VALUE		125,192
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		100,192
TOTAL JUST VALUE		200,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1518	6/21/2022	QC	U	I	11	100
GRANTOR: OTT JAMES R						
GRANTEE: OTT ROBERT A						
1808/0418	8/21/2012	QC	U	I	11	18,500
GRANTOR: OTT JAMES R						
GRANTEE: OTT JAMES R & ROBER						

12663 US HWY 301, BRYCEVILLE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S14 E48 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/23/2021 BY TW Total Acres: 2.62 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 08/02/2023 BY SYS

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2023

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

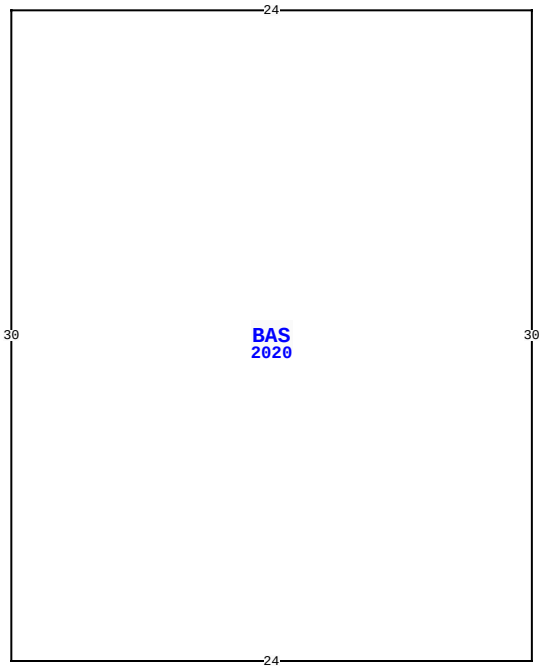
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	14,373
TOTALS	720		720	14,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	20.37	14,666	2020	2020	0	0	0	2.00	98.00

3 GARAGE RES – 50% - 1997 Heated Area: 720 HX Base Yr 1997



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TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		100,192
TOTAL JUST VALUE		200,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: OTT JAMES R						
GRANTEE: OTT ROBERT A						
1808/0418	8/21/2012	QC	U	I	11	18,500
GRANTOR: OTT JAMES R						
GRANTEE: OTT JAMES R & ROBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/23/2021 BY TW Total Acres: 2.62 Total Land Value: 78,600 Market: 0 Agricultural: 0 Common: 78,600 PRINTED 08/02/2023 BY SYS