

LOTS 18 & 17
IN OR 1000/643
2007 MERT DW/MH

ETHRIDGE FRANCES W
12465 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2051-0018-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0800	02	2,267	119.2000	83.44	189,158	2007	2007	0	0	0	38.00	62.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1996													Heated Area: 2267													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1996													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	11	CLAY TILE 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															08														
NEIGHBORHOOD/LOC			8001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,267	100	2,267	117,278																									
TOTALS			2,267	2,267	117,278																								
EXTRA FEATURES			12465 US HWY 301, BRYCEVILLE																										
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	0940	SHEDS/PORT	0 100	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682														
6	0803	ASPHALT C	0 100	0	0	7,667.00	SF	2.00	2.00	100	2007	2007	3	62	9,507														
7	0465	FNC GT 15'	0 100	0	0	2.00	UT	900.00	900.00	100	2007	2007	3	74	1,332														
8	0811	CONCRETE B	0 100	45	20	900.00	SF	5.20	5.20	100	2019	2019	3	99	4,633														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	2.39	AC		1.00	1.00	1.00	30,000.00	30,000.00	71,700												
REVIEW DATE 04/30/2019 BY TWA Total Acres: 2.39 Total Land Value: 71,700 Market: 0 Agricultural: 0 Common: 71,700 PRINTED 08/02/2023 BY SYS																													