LOTS 8 & 9
IN OR 2492/934
1998/MERI/DW/MH

MUNCY JORDAN &/GAMBRELL DAVID ET AL
13355 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

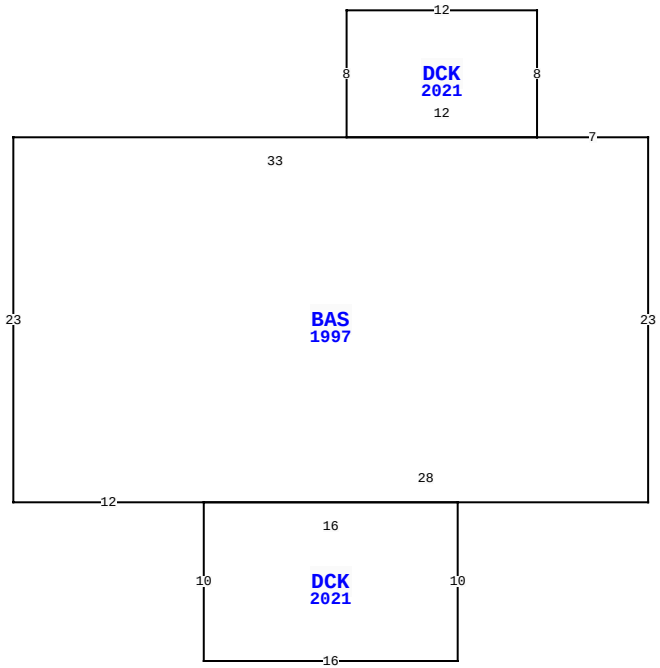
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	920	100	920	76,722
DCK	96	15	14	1,168
DCK	160	15	24	2,002
TOTALS	1,176		958	79,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	958	140.1600	98.11	93,989	1997	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 920 HX Base Yr



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

13355 US HWY 301, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	79,891
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,400
TOTAL MARKET VALUE	148,291
SOH/AGL Deduction	24,142
ASSESSED VALUE	124,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,149
TOTAL JUST VALUE	148,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0934	8/31/2021	WD	Q	I	01	165,000
GRANTOR: BARBER NOAH						
GRANTEE: MUNCY JORDAN & DAVI						
2148/1331	9/26/2017	WD	Q	I	01	55,000
GRANTOR: ZAHN CHARLES G TESTME						
GRANTEE: BARBER NOAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W7 DCK=[YR=2021] N8 W12 S8 E12$ W33 S23 E12
DCK=[YR=2021] S10 E16 N10 W16$ E28 N23$.

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
1	000102	C	SFR/MH	0	0004	OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	30,000.00	30,000.00	68,400							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 2.28 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/02/2023 BY SYS