LOT 11
IN OR 770 PG 687
R583285 & R583286

BERGLIN JOSEPH M & NORMA ANN
13311 US HIGHWAY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

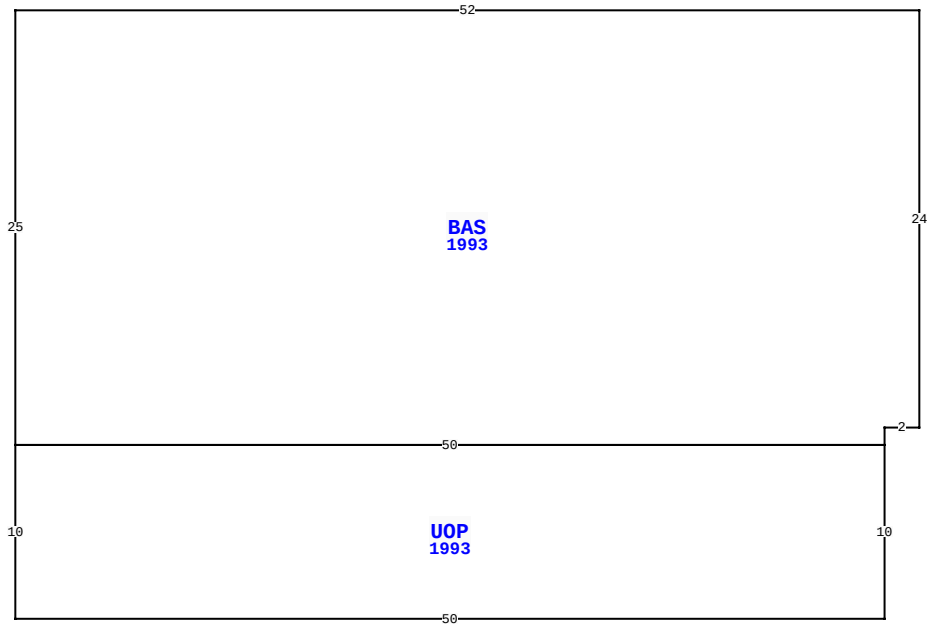
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,298	100	1,298	45,884
UOP	500	25	125	4,419
TOTALS	1,798		1,423	50,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,423	123.6000	80.34	114,324	1993	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 1298 HX Base Yr



13311 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		50,303
TOTAL MARKET OB/XF VALUE		4,580
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		89,083
SOH/AGL Deduction		50,959
ASSESSED VALUE		38,124
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,124
TOTAL JUST VALUE		89,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951741	XFOB	0	04/01/1995
B941346	XFOB	4,608	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/0687	9/06/1996	WD	U	I	10	8,500
GRANTOR: YVWZX CORP						
GRANTEE: BERGLIN JOSEPH & NO						
0675/1342	2/19/1993	AD	U	V		8,500
GRANTOR: YVWZX CORPORATION						
GRANTEE: BERGLIN JOSEPH & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 UOP=[YR=1993] S10 E50 N10 W50$ E50 N1 E2 N24$.

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	0510	GARAGE WD-	0	100	24	32	768.00	SF	24.85	24.85	100	1995	1995	3	24	4,580	

LAND DESCRIPTION

TOTAL OB/XF 4,580

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	100	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 09/30/2020 BY TWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS