LOT 12
IN OR 767 PG 1981
R673785 & R673786

ABSHER PENNY S
13293 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
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

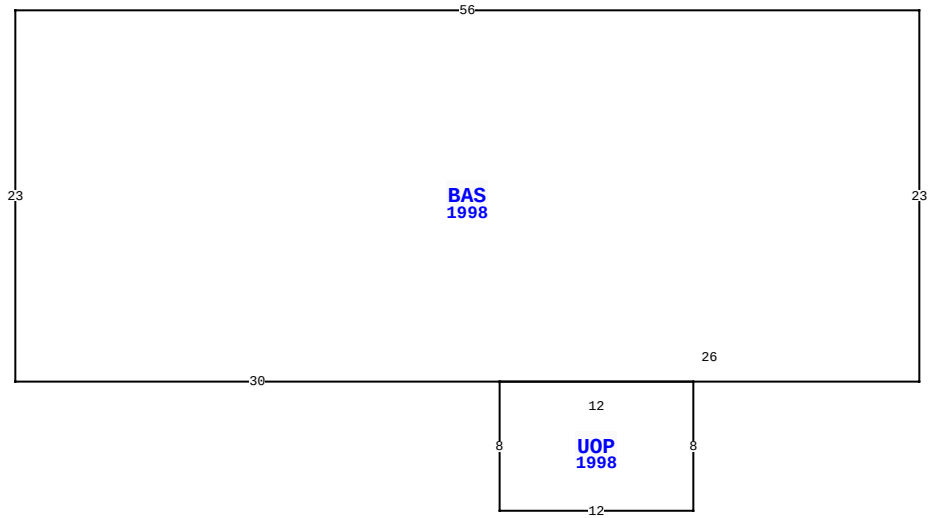
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	27,628
UOP	96	25	24	515
TOTALS	1,384		1,312	28,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,312	110.0000	71.50	93,808	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1998 Heated Area: 1288 HX Base Yr 1998



13293 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		28,142
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		63,422
SOH/AGL Deduction		37,135
ASSESSED VALUE		26,287
TOTAL EXEMPTION VALUE	HX HB WX	26,287
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		63,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631851	XFOB	14,460	03/01/2016
MHU95942	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/1981	8/09/1996	WD	U	I	11	31,000
GRANTOR: SMITH STUART A						
GRANTEE: ABSHER LARRY A & PE						
0729/0315	5/08/1995	WD	Q	V		8,500
GRANTOR: YVWZX CORP						
GRANTEE: SMITH STUART A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S23 E30 UOP=[YR=1998] S8E12 N8 W12$ E26 N23$.

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	0756	FEP	0	100	0	0	200.00	SF	27.00	27.00	100	2000	2000	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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