LOT 16
IN OR 825 PG 638
1975 VAND DW/MH

RAMOS JOY LYNN JOHNS
2049 COUNTY RD 119
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

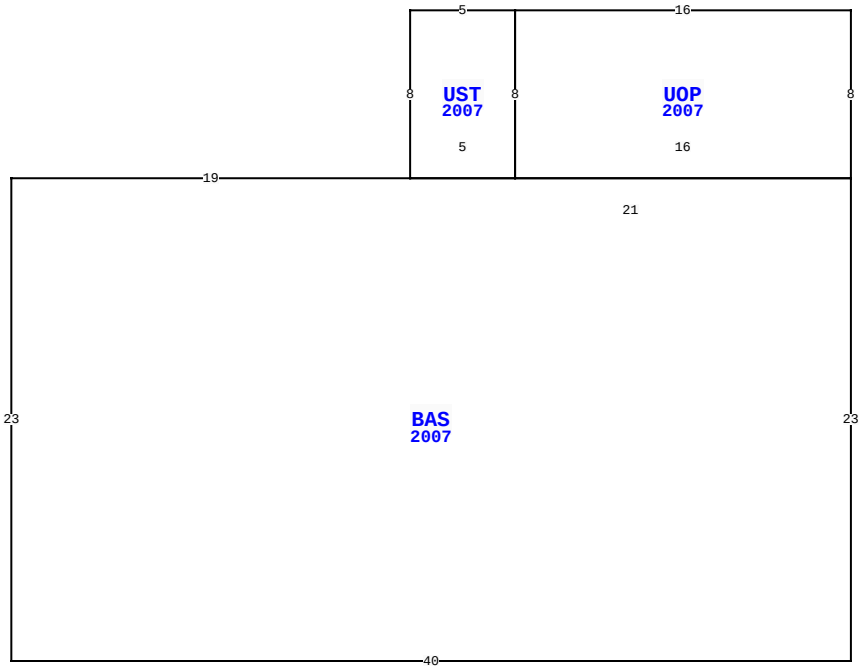
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	17,079
UOP	128	25	32	594
UST	40	55	22	408
TOTALS	1,088		974	18,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	974	95.2000	61.88	60,271	1975	1975	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 920 HX Base Yr



13201 US HWY 301, BRYCEVILLE

BLD DATE	04/30/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,081
TOTAL MARKET OB/XF VALUE	854
TOTAL LAND VALUE - MARKET	56,100
TOTAL MARKET VALUE	75,035
SOH/AGL Deduction	21,106
ASSESSED VALUE	53,929
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,929
TOTAL JUST VALUE	75,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0825/0638	3/06/1998	WD	U	V	10	6,000
GRANTOR: YVWXZ CORP						
GRANTEE: JOHNS RANDOLPH & JO						
0662/1140	7/06/1992	AD	Q	V		6,000
GRANTOR: YVWZX CORP						
GRANTEE: JOHNS RANDOLPH & JO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W16UST=[YR=2007] W5S8 BAS=[YR=2007]
W19S23E40N23W21$E5N8$ S8E16N8$.

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	0940	SHEDS/PORT	0	0	9	9	81.00	SF	20.10	20.10	100	2000	2000	3	20	326	
2	0940	SHEDS/PORT	0	0	20	10	200.00	SF	13.20	13.20	100	1993	1993	3	20	528	

LAND DESCRIPTION — TOTAL OB/XF 854

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	0	0004	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.87 Total Land Value: 56,100 Market: 0 Agricultural: 0 Common: 56,100 PRINTED 08/02/2023 BY SYS