LOT 29
IN OR 2609/1230
THE PINES #3 PBK 5/331-332

FARRELL CHRISTINA & STACEY S JR
12909 US HWY 301
BRYCEVILLE, FL 32009

2023

33-1N-24-2052-0029-0000

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 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

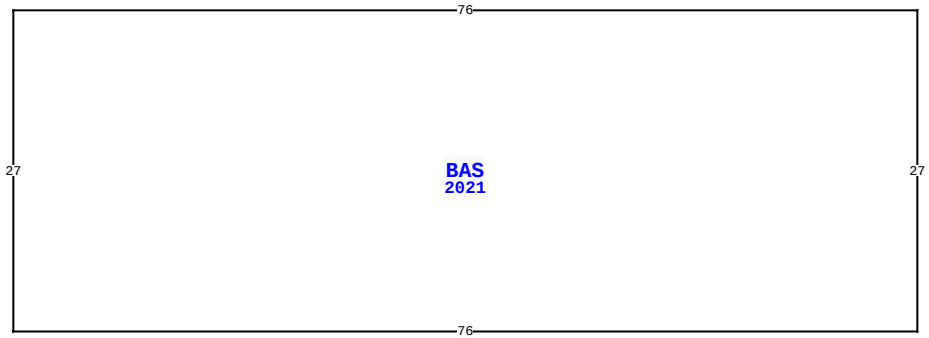
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	144,643
TOTALS	2,052		2,052	144,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	148.0800	103.66	212,710	1998	2010	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2023 Heated Area: 2052 HX Base Yr 2023



12909 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		144,643
TOTAL MARKET OB/XF VALUE		3,225
TOTAL LAND VALUE - MARKET		34,200
TOTAL MARKET VALUE		182,068
SOH/AGL Deduction		0
ASSESSED VALUE		182,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,068
TOTAL JUST VALUE		182,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1230	12/16/2022	WD	Q	I	01	235,000
GRANTOR: MO 12909 US HWY 301 T						
GRANTEE: FARELL CHRISTINA &						
2551/0119	3/23/2022	WD	U	I	11	100
GRANTOR: MO 12909 US HWY 301 T						
GRANTEE: MO 12909 US HWY 301						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S27 E76 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
2	1242	WD DECK A	0	100	0	0	160.00	SF	10.00	10.00	100	1998	1998	3	20	320	

LAND DESCRIPTION

TOTAL OB/XF 3,225

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	000115	C	SFR ACRES	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 04/22/2022 BY TWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/02/2023 BY SYS