

PT OF SEC 33-1S-23E
IN OR 375/146(EX OR 2169/1353
& OR 2228/1018)

THOMAS RUTH SYLVAINA
6507 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0004-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	2,052	129.3600	90.55	185,809	2004	2004	0	0	0	44.00	56.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2005										Heated Area: 2052										HX Base Yr 2005																			
Roof Cover	03	COMP SHNGL 100								27 76 27 76 BAS 2004																																							
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		4 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	06	DIST 1D 100																																															
Quality		04 Quality Level 04																																															
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		09																																					
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																												
BAS	2,052	100	2,052		104,053																																												
TOTALS		2,052		2,052		104,053																																											
EXTRA FEATURES										6507 CR 121, BRYCEVILLE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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																																
1	0940	SHEDS/PORT	0	100	20	8	160.00	SF	21.30	21.30	100	1985	1985	3	20	682																																	
3	0681	POLE SHED	0	100	20	9	180.00	SF	9.90	9.90	100	1995	1995	3	24	428																																	
7	1242	WD DECK A	0	100	30	14	420.00	SF	7.50	7.50	100	2000	2000	3	20	630																																	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115																																	
LAND DESCRIPTION																				TOTAL OB/XF 4,855																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
REVIEW DATE 11/26/2018 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																																	