PT GOVT LOTS 5 & 6 OF
SEC 33-1S-23E IN OR 2634/11
{1985 COUN DW/MH}

ALEXANDER CODY ALLEN
2421 BATEY LANE
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

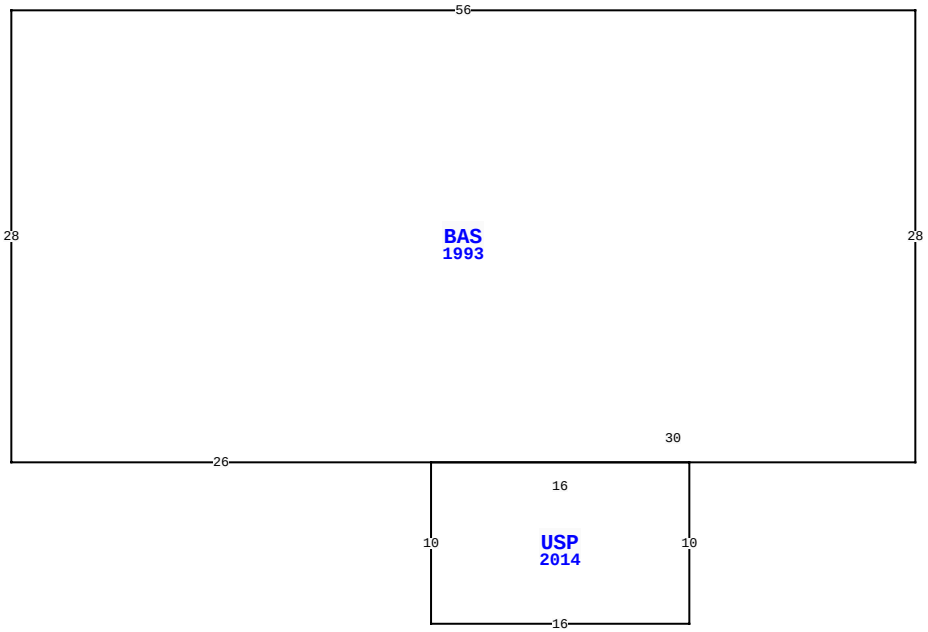
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	30,515
USP	160	50	80	1,557
TOTALS	1,728		1,648	32,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,648	99.8000	64.87	106,906	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1568 HX Base Yr



2451 BATEY LN, BRYCEVILLE

BLD DATE		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		32,072
TOTAL MARKET OB/XF VALUE		2,430
TOTAL LAND VALUE - MARKET		49,800
TOTAL MARKET VALUE		84,302
SOH/AGL Deduction		48,774
ASSESSED VALUE		35,528
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,528
TOTAL JUST VALUE		84,302
NCON VALUE		400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/11	3/16/2023	WD	Q	I	01	72,000
GRANTOR: JUSTICE HUBERT RAY SR						
GRANTEE: ALEXANDER CODY ALLE						
0430/0586	8/17/1984	WD	Q	V		7,000
GRANTOR: STOKES A E						
GRANTEE: JUSTICE HUBERT RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S28 E26 USP=[YR=2014] S10 E16 N10 W16$ E30 N28$.

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	0755	FSP	0	100	10	10	100.00	SF	20.00	20.00	100	1995	1995	3	20	400	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,430

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	0005	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,800							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 1.66 Total Land Value: 49,800 Market: 0 Agricultural: 0 Common: 49,800 PRINTED 08/02/2023 BY SYS