PT GOVT LOTS 5 & 6 OF
SEC 33-1S-23E IN OR 1817/1001
{R673299}

BROOKS MICHAEL S & CHARLES B
2454 BATEY LN
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

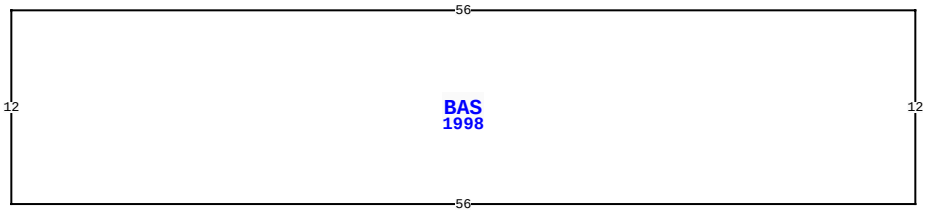
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,348
TOTALS	672		672	11,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	56.29	37,827	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 672 HX Base Yr 2013



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		11,348
TOTAL MARKET OB/XF VALUE		3,807
TOTAL LAND VALUE - MARKET		69,750
TOTAL MARKET VALUE		84,905
SOH/AGL Deduction		50,482
ASSESSED VALUE		34,423
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,423
TOTAL JUST VALUE		84,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1817/1001	9/28/2012	QC	U	I	11	100
GRANTOR: BROOKS HENRY C						
GRANTEE: BROOKS HENRY C ETAL						
0832/0188	4/30/1998	QC	U	V	01	100
GRANTOR: BATEY DOROTHY T						
GRANTEE: BROOKS HENRY C						

2454 BATEY LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	1242	WD DECK A	0	100	12	36	432.00	SF	10.00	10.00	100	1997	1997	3	20	864	
3	0751	UOP	0	0	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	29	348	
4	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1999	1999	3	28	2,415	
5	1242	WD DECK A	0	100	12	10	120.00	SF	7.50	7.50	100	2000	2000	3	20	180	

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,807

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	0007		0.00	0.00	3.10	AC		1.00	1.00	0.90	25,000.00	22,500.00	69,750							

REVIEW DATE 09/25/2018 BY TWA Total Acres: 3.10 Total Land Value: 69,750 Market: 0 Agricultural: 0 Common: 69,750 PRINTED 08/02/2023 BY SYS