PT OF LOT 1 R334436
IN OR 1726/1404
ESMT OR 506/1168 & OR 1083/101

REWIS SUSAN D
13890 ROLLO DRIVE
BRYCEVILLE, FL 32009

2023

37-1N-24-2220-0001-0080

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

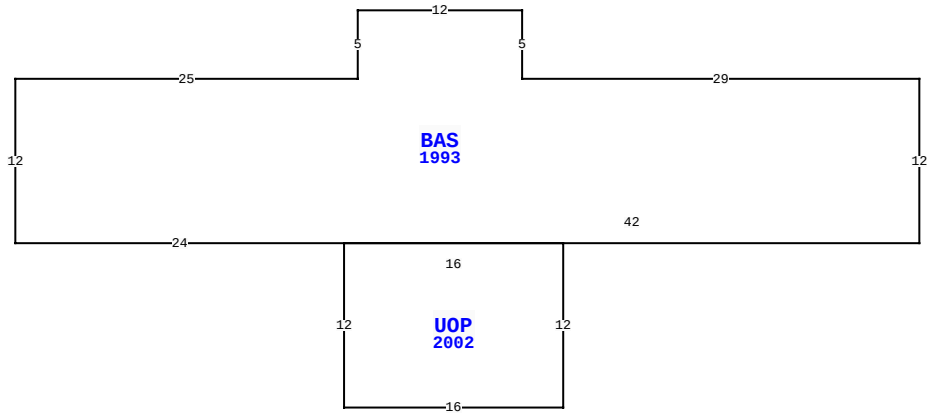
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100	852	15,650
UOP	192	25	48	882
TOTALS	1,044		900	16,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	900	94.2000	61.23	55,107	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2012 Heated Area: 852 HX Base Yr 2012



13890 ROLLO DR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,532
TOTAL MARKET OB/XF VALUE		4,891
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		81,423
SOH/AGL Deduction		52,693
ASSESSED VALUE		28,730
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,730
TOTAL JUST VALUE		81,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4705	NEW CONSTR	950	03/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1726/1404	1/12/2011	WD	U	I	11	100
GRANTOR: FORD THOMAS R TRUSTEE						
GRANTEE: REWIS SUSAN D						
1090/0643	10/25/2002	WD	U	I	06	100
GRANTOR: REWIS SUSAN D						
GRANTEE: FORD THOMAS R TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N5 W12 S5 W25 S12 E24 UOP=[YR=2002] S12 E16 N12 W16$ E42 N12$.

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	4	5	20.00	SF	10.00	10.00	100	1984	1984	3	20	40	
2	0510	GARAGE WD-	0	100	0	0	500.00	SF	26.95	26.95	100	2003	2003	3	36	4,851	

LAND DESCRIPTION

TOTAL OB/XF 4,891

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS