IN OR 1472/701
1979 SATI DW/MH

KREDELL SAMUEL
4325 APPLETON AVE
JACKSONVILLE, FL 32210

2024

02-1S-24-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	08	SHT VINYL 20
Air Condition	99	N/A 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

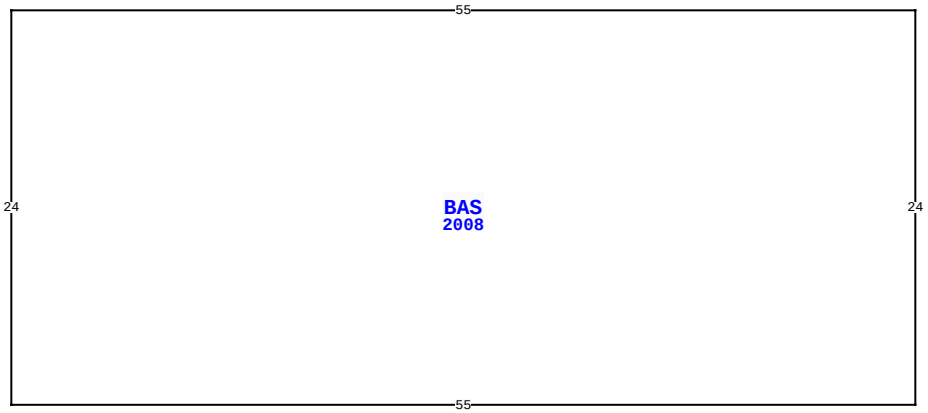
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1,320	28,219
TOTALS	1,320		1,320	28,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,320	101.8000	71.26	94,063	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1320 HX Base Yr



12076 THORNHILL PL, BRYCEVILLE

BLD DATE	02/18/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/22/2023 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	28,219
TOTAL MARKET OB/XF VALUE	432
TOTAL LAND VALUE - MARKET	161,920
TOTAL MARKET VALUE	190,571
SOH/AGL Deduction	48,380
ASSESSED VALUE	142,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,191
TOTAL JUST VALUE	190,571
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5032	CO ISSUED	0	11/18/2008
P12974	OTHER	0	01/01/2008
E19816	ELEC OTHER	0	08/01/2007
M13197	MECH OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1472/0701	1/17/2007	WD	U	I	01	125,000

GRANTOR: KREDELL MICHAEL C
GRANTEE: KREDELL SAMUEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W55 S24 E55 N24$.

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	0	0	0	160.00	SF	10.00	10.00	100	2006	2006	3	27	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	0	0007	OR	0.00	0.00	10.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	161,920							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.12 Total Land Value: 161,920 Market: 0 Agricultural: 0 Common: 161,920 PRINTED 08/06/2024 BY SYS