PT OF SW1/4 IN OR 1543/793 | 2002 KING DW EX 7-3

MARTIN ROBERT RYAN/KIRKPATRICK BARBARA E
2191 KINARD ROAD
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

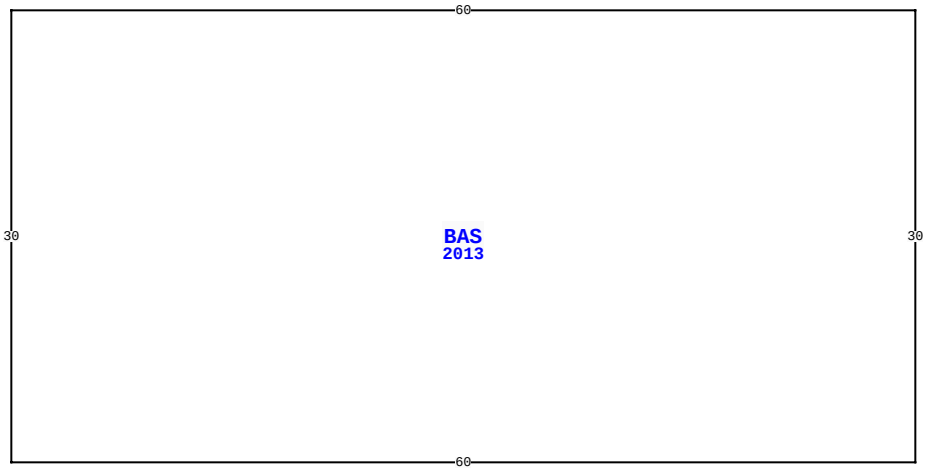
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	113,530
TOTALS	1,800		1,800	113,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.8000	87.60	157,680	2013	2013	0	0	0	28.00	72.00

1 M/H 94+ – 50% - 2007 Heated Area: 1800 HX Base Yr 2007



2191 KINARD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,530
TOTAL MARKET OB/XF VALUE		3,360
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		147,190
SOH/AGL Deduction		24,511
ASSESSED VALUE		122,679
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		97,679
TOTAL JUST VALUE		147,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135491	MH MOVE-ON	0	08/01/2013
MH023807	MH MOVE-ON	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/0793	12/28/2007	WD	U	I	07	100
GRANTOR: MARTIN ROBERT RYAN						
GRANTEE: MARTIN ROBERT RYAN						
1459/1936	11/17/2006	QC	U	I	01	100
GRANTOR: MARTIN ROBERT R						
GRANTEE: MARTIN ROBERT R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S30 E60 N30$.

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	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	50	0005	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS