IN OR 2152/1073
1973 PEACH TREE DW/MH
ESMT IN OR 2194/256

CLINTON JOSHUA A & TIFFANY M
3047 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0100

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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

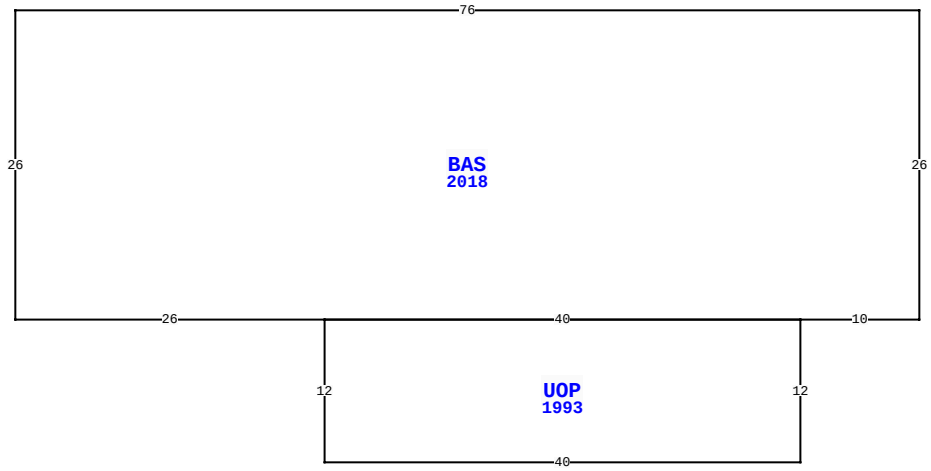
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	160,981
UOP	480	25	120	9,776
TOTALS	2,456		2,096	170,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,096	116.8000	87.60	183,610	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2019 Heated Area: 1976 HX Base Yr 2019



3047 EASTWOOD DR, 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		170,757
TOTAL MARKET OB/XF VALUE		9,620
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		243,377
SOH/AGL Deduction		64,379
ASSESSED VALUE		178,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,998
TOTAL JUST VALUE		243,377
NCON VALUE		2,232
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003227	MH MOVE-ON	0	04/23/2018
B0107851	GARAGE	10,700	01/01/2001
4947	GARAGE	11,790	06/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/1073	10/12/2017	SW	U	I	37	41,000
GRANTOR: OPEN RANGE PROPERTIES						
GRANTEE: CLINTON JOSHUA A &						
2109/0243	3/27/2017	CT	U	I	18	30,100
GRANTOR: CLERK OF COURT						
GRANTEE: OPEN RANGE PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W76 S26 E26 E40 E10 N26 $
UOP=[YR=1993;ORIG=-50,26] S12 E40 N12 W40 $
.

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	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1988	1988	3	20	5,040	
2	0812	CONCRETE C	0	100	0	0	1,077.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,348	
3	0351	CARPORT MT	0	100	24	10	240.00	SF	10.00	10.00	100	2024	2021		93	2,232	

LAND DESCRIPTION

TOTAL OB/XF 9,620

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	2.80	AC		1.00	1.00	0.75	30,000.00	22,500.00	63,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.80 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS