IN OR 2601/61
ESMT IN OR 446/745
1973 PEACHTREE DW/MH

J&J LOCKSMITH SERVICE LLC
PO BOX 550965
JACKSONVILLE, FL 32255

2024

04-1S-23-0000-0009-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	05	ASPH TILE 10
Air Condition	01	NONE 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	01	Quality Level 01

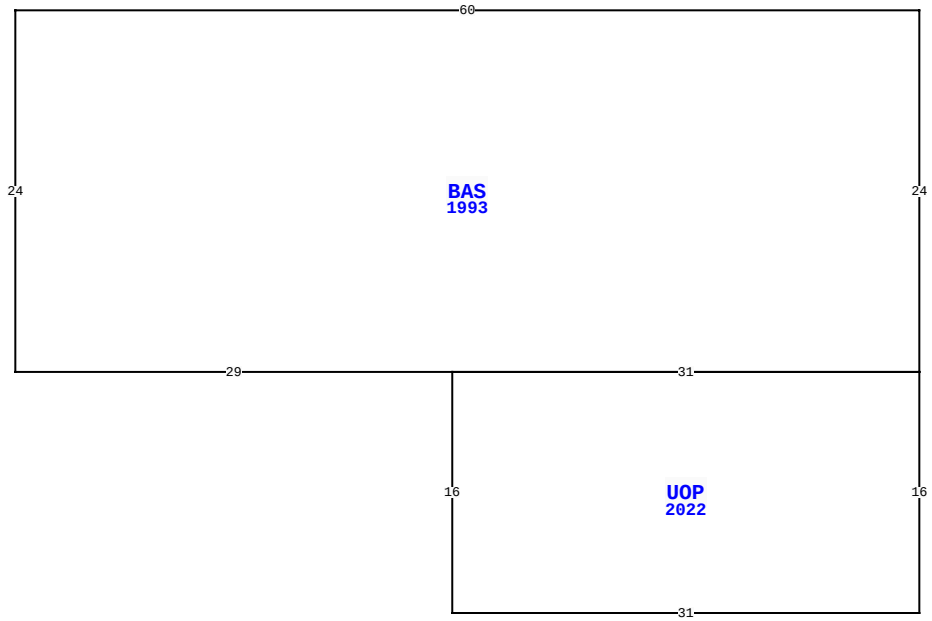
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	15,103
UOP	496	25	124	1,301
TOTALS	1,936		1,564	16,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,564	49.9400	34.96	54,677	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1440 HX Base Yr



3009 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	16,403
TOTAL MARKET OB/XF VALUE	9,024
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	88,427
SOH/AGL Deduction	0
ASSESSED VALUE	88,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,427
TOTAL JUST VALUE	88,427
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0061	11/01/2022	WD	Q	I	01	78,000
GRANTOR: COLEMAN JACOB						
GRANTEE: J&J LOCKSMITH SERVI						
1880/0096	9/13/2013	WD	Q	I	01	45,000
GRANTOR: LITZELMAN MICHAEL G &						
GRANTEE: COLEMAN JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E29UOP=[YR=2022] S16 E31 N16 W31 $ E31 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	0940	SHEDS/PORT	0	0	18	28	504.00	SF	30.00	30.00	100	1985	1985	3	20	3,024	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,024

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	0	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 08/21/2019 BY TWA Total Acres: 2.80 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS