IN OR 2039/240
2011 NOBI DW/MH

WILSON BRIAN JACOB
2456 EASTWOOD DR
BRYCEVILLE, FL 32009

2024

04-1S-23-0000-0009-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
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	0	0 100
Units		0 100
Quality	03	Quality Level 03

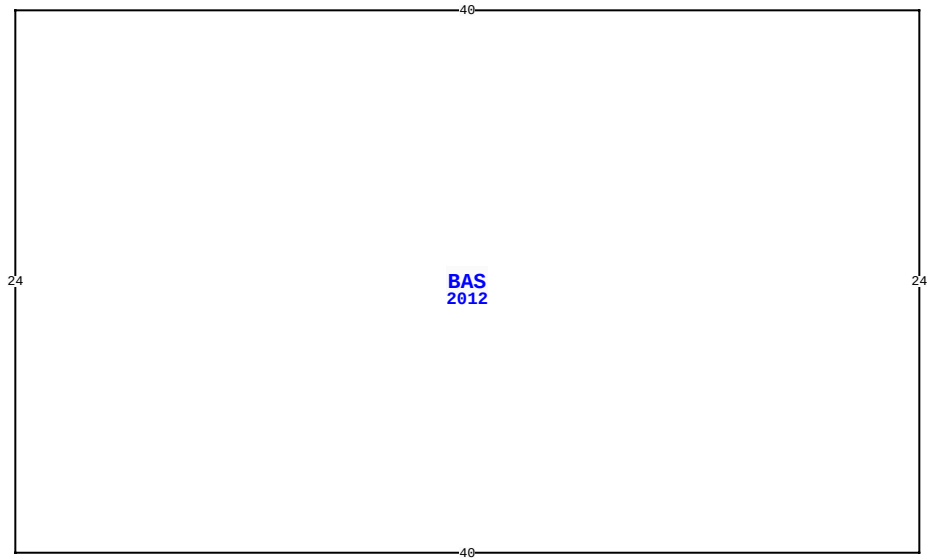
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	61,690
TOTALS	960		960	61,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	122.4000	91.80	88,128	2012	2012	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2019 Heated Area: 960 HX Base Yr 2019



2456 EASTWOOD DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,690
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		147,190
SOH/AGL Deduction		51,264
ASSESSED VALUE		95,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		45,926
TOTAL JUST VALUE		147,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C125446	CO ISSUED	0	11/19/2012
P1216209	NEW CONSTR	0	11/01/2012
E1225575	NEW CONSTR	0	11/01/2012
MH125446	MH MOVE-ON	0	11/01/2012
M1217733	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0240	4/01/2016	SW	U	I	12	69,900
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: WILSON BRIAN JACOB						
2016/0701	11/30/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W40 S24 E40 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	85,500							

REVIEW DATE 02/09/2023 BY WWA Total Acres: 2.85 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 08/06/2024 BY SYS