PT OF NE1/4 OF SEC 4-1S-23E
IN OR 1661/1956 & OR 1914/116
& OR 2005/164 (EX OR 2005/165)

GAY JAMES F & LISA A
13017 DUN DRIVE
BRYCEVILLE, FL 32009

**2024**

**04-1S-23-0000-0009-0310**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

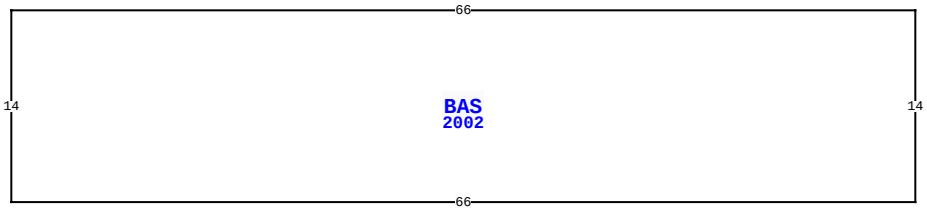
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 18,938 |
| TOTALS | 924 | | 924 | 18,938 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 97.6000 | 68.32 | 63,128 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2011 Heated Area: 924 HX Base Yr 2011




13017 DUN 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 | | 18,938 |
| TOTAL MARKET OB/XF VALUE | | 980 |
| TOTAL LAND VALUE - MARKET | | 69,900 |
| TOTAL MARKET VALUE | | 89,818 |
| SOH/AGL Deduction | | 52,751 |
| ASSESSED VALUE | | 37,067 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 12,067 |
| TOTAL JUST VALUE | | 89,818 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 88,526 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2005/0164 | 9/18/2015 | WD | U | V | 11 | 100 |
| GRANTOR: DUNLAP JAMES | | | | | | |
| GRANTEE: GAY JAMES F & LISA | | | | | | |
| 1661/1956 | 2/05/2010 | WD | Q | I | 01 | 45,000 |
| GRANTOR: WRIGHT DOUGLAS F & MY | | | | | | |
| GRANTEE: GAY JAMES F & LISA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W66 S14 E66 N14$ .

## 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 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 20 | 320 | |
| 2 | 0753 | UEP | 0 | 100 | 10 | 10 | 100.00 | SF | 22.00 | 22.00 | 100 | 2002 | 2002 | 3 | 30 | 660 | |

## LAND DESCRIPTION

TOTAL OB/XF 980

| 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 | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 100 | 0005 | OR | 0.00 | 0.00 | 1.33 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 39,900 | | | | | | | |

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.33 Total Land Value: 69,900 Market: 0 Agricultural: 0 Common: 69,900 PRINTED 08/06/2024 BY SYS