

LOT 6
TIMBER RIDGE PB 7/74
R/W ESMT IN OR 2264/321

DOBSON KEVIN & MELISSA KELLER
12770 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2051-0006-0000



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		4 100
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	

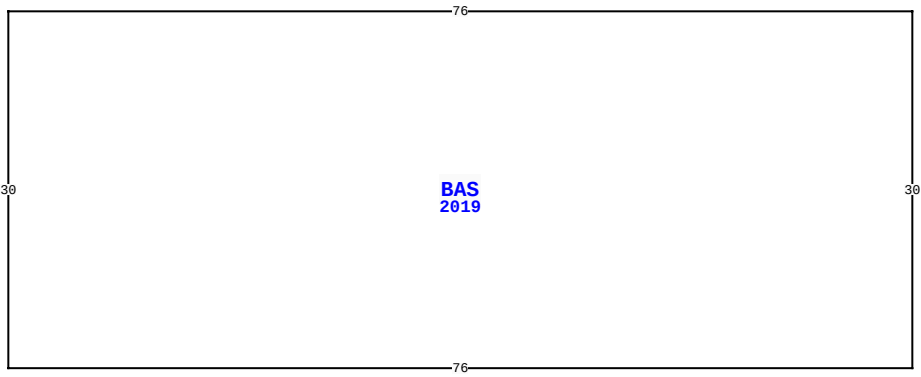
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	189,742
TOTALS	2,280		2,280	189,742

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0350	CARPORT WD	0 100	24	20	480.00	SF	8.58	8.58	100	2020	2020	3	90

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00

REVIEW DATE 12/02/2020 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,280	116.8000	87.60	199,728	2019	2019	0	0	5.00	95.00
1 M/H 94+ - 100% - 2020				Heated Area: 2280				HX Base Yr 2020			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		189,742	
TOTAL MARKET OB/XF VALUE		3,707	
TOTAL LAND VALUE - MARKET		104,500	
TOTAL MARKET VALUE		297,949	
SOH/AGL Deduction		141,731	
ASSESSED VALUE		156,218	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		106,218	
TOTAL JUST VALUE		297,949	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,151	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004654	XFOB	1,500	05/29/2020
19002729	MH MOVE-ON	8,629	03/20/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2249/0536	1/16/2019	WD	Q	V	02	69,000	
GRANTOR: BENNETTS PROPERTY SER							
GRANTEE: DOBSON KEVIN & MELI							
2203/0183	6/11/2018	WD	Q	V	05	250,000	
GRANTOR: SMITH FREDDIE LORENE							
GRANTEE: BENNETT'S PROPERTY							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2019] W76 S30 E76 N30\$.														

12770 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

L N	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	0350	CARPORT WD	0 100	24	20	480.00	SF	8.58	8.58	100	2020	2020	3	90	3,707	

TOTAL OB/XF														
3,707														

Total Acres: 5.50 Total Land Value: 104,500 Market: 0 Agricultural: 0 Common: 104,500

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