LOT 3 2005 MERT DW/MH
IN OR 1234/1054
TIMBER RUN SUB PB 6/310

AUSTIN STANLEY L & SARAH L
12765 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2052-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

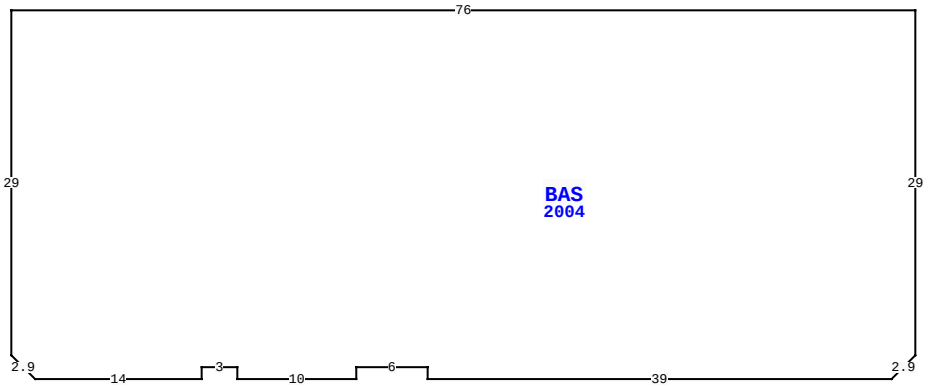
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2,343	111,593
TOTALS	2,343		2,343	111,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,343	117.6000	88.20	206,653	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2005 Heated Area: 2343 HX Base Yr 2005



12765 CR 121, 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		111,593
TOTAL MARKET OB/XF VALUE		5,684
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		147,277
SOH/AGL Deduction		57,378
ASSESSED VALUE		89,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		39,899
TOTAL JUST VALUE		147,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044420	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/1054	5/28/2004	WD	Q	I		27,400

GRANTOR: G & H LAND DEVELOPMEN
GRANTEE: AUSTIN STANLEY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 D2 R2 E14 N1 E3 S1 E10 N1 E6 S1 E39 U2 R2 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2006	2006	3	27	540	
3	0754	FOP	0	100	16	10	160.00	SF	15.00	15.00	100	2019	2019	3	86	2,064	

LAND DESCRIPTION

TOTAL OB/XF 5,684

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS