LOT 4
IN OR 1544/1799
2003 VALU DW/MH

BAKER THOMAS W & ALISON L
12799 CR 121
BRYCEVILLE, FL 32009

2024

04-1S-23-2052-0004-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

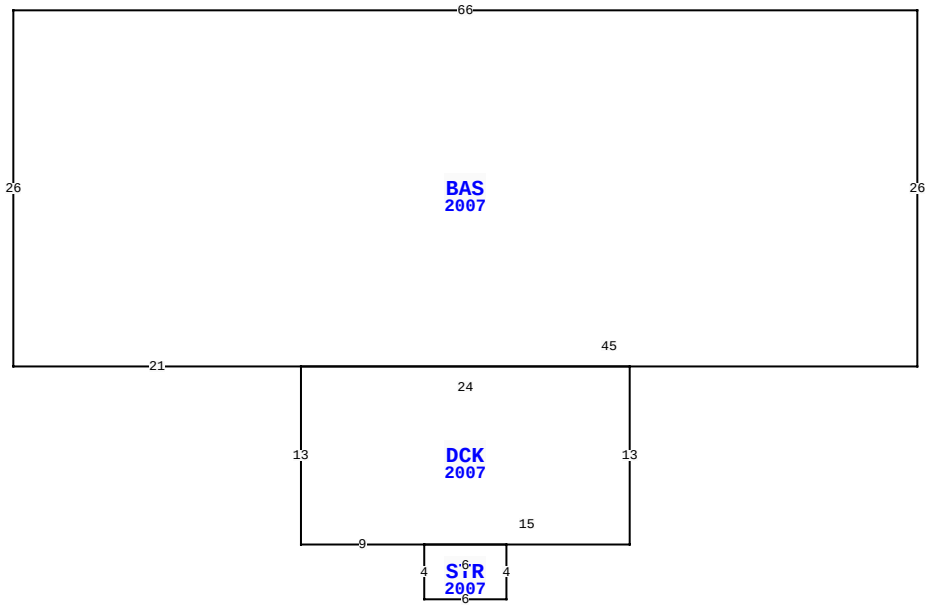
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1,716	102,870
DCK	312	15	47	2,817
STR	24	10	2	120
TOTALS	2,052		1,765	105,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,765	128.9200	96.69	170,658	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 1716 HX Base Yr 2008



12799 CR 121, BRYCEVILLE

BLD DATE	12/04/2007 KW	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		105,808
TOTAL MARKET OB/XF VALUE		5,441
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		171,249
SOH/AGL Deduction		87,906
ASSESSED VALUE		83,343
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,343
TOTAL JUST VALUE		171,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036600	MH MOVE-ON	0	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1799	1/07/2008	QC	U	I	01	100
GRANTOR: BAKER THOMAS W & ALIS						
GRANTEE: BAKER THOMAS W & AL						
1109/0968	1/24/2003	WD	Q	I		31,900
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BAKER THOMAS & ALIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S26 E21 DCK=[YR=2007] S13 E9
STR=[YR=2007] S4 E6 N4 W6$ E15 N13 W24$ E45 N26 $.

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	2003	2003	3	87	3,045	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	2006	2006	3	27	828	
3	1242	WD DECK A	0	100	0	0	448.00	SF	10.00	10.00	100	2008	2008	3	35	1,568	

LAND DESCRIPTION

TOTAL OB/XF 5,441

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS