PARCELS 4-7 & 1-8 IN SEC 18
IN OR 1691/1092
2009 SEHI DW/MH

PRICE BONNIE J & DARYL B
575 WHOA LANE
BRYCEVILLE, FL 32009

2024

07-2S-23-0000-0004-0070

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

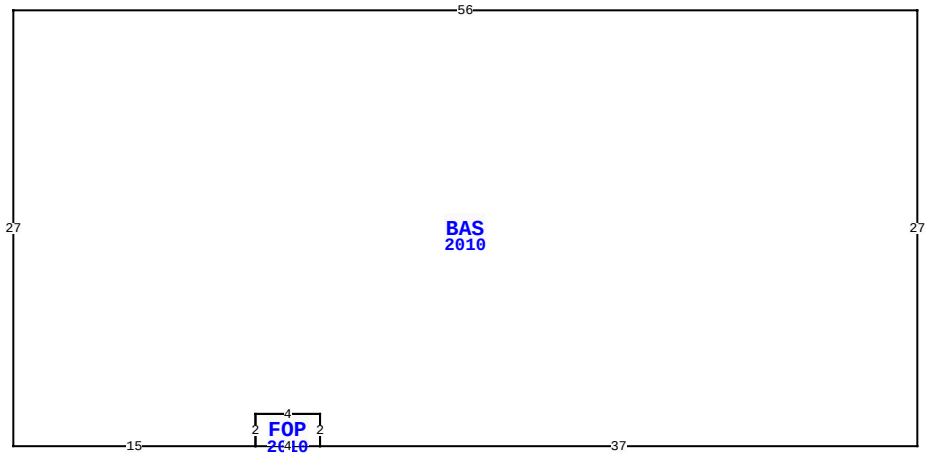
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	83,743
FOP	8	30	2	111
TOTALS	1,512		1,506	83,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,506	116.0000	87.00	131,022	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2011 Heated Area: 1504 HX Base Yr 2011



575 WHOA LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		83,854
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		174,854
SOH/AGL Deduction		84,286
ASSESSED VALUE		90,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,568
TOTAL JUST VALUE		174,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1691/1092	7/28/2010	WD	U	V	30	100

GRANTOR: WHITE FRANCES P

GRANTEE: PRICE BONNIE J & DA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S27 E15 FOP=[YR=2010] E4 N2 W4 S2$ N2 E4 S2 E37 N27$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0007	OR	0.00	0.00	3.64	AC		1.00	1.00	1.00	25,000.00	25,000.00	91,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.64 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 08/06/2024 BY SYS