PT OF E1/2 OF NW1/4
IN OR 2255/1194

ROTHWELL RACHEL L/BRIGHT DAVID EARL II
11050 SHERI LANE
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0002-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

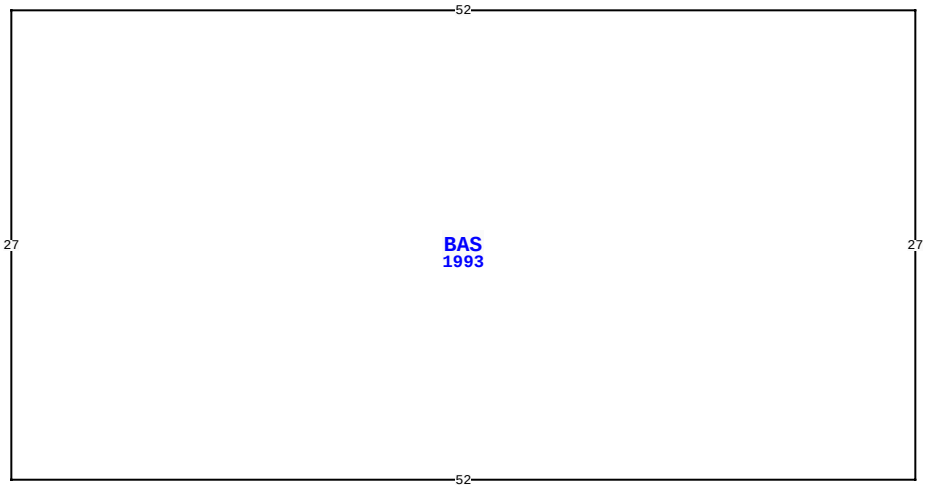
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	65,623
TOTALS	1,404		1,404	65,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	133.5400	93.48	131,246	1992	2002	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2020 Heated Area: 1404 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

11050 SHERI LN, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,623
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		53,400
TOTAL MARKET VALUE		120,673
SOH/AGL Deduction		32,100
ASSESSED VALUE		88,573
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,573
TOTAL JUST VALUE		120,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2255/1194	2/14/2019	WD	Q	I	01	95,000
GRANTOR: SHANNON CHAD E						
GRANTEE: ROTHWELL RACHEL L &						
2248/0705	1/09/2019	QC	U	I	11	100
GRANTOR: SHANNON CHARLES E & J						
GRANTEE: SHANNON CHAD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E52 N27$.

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	0	0	300.00	SF	10.00	10.00	100	2012	2012	3	55	1,650	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,400							

REVIEW DATE 06/28/2019 BY TW Total Acres: 1.78 Total Land Value: 53,400 Market: 0 Agricultural: 0 Common: 53,400 PRINTED 08/06/2024 BY SYS