LOT 3
R622066 & R622067
RIVERSIDE ESTATES #1 PB 5/171

LYNN JOSHUA & JOSEFINA
11304 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

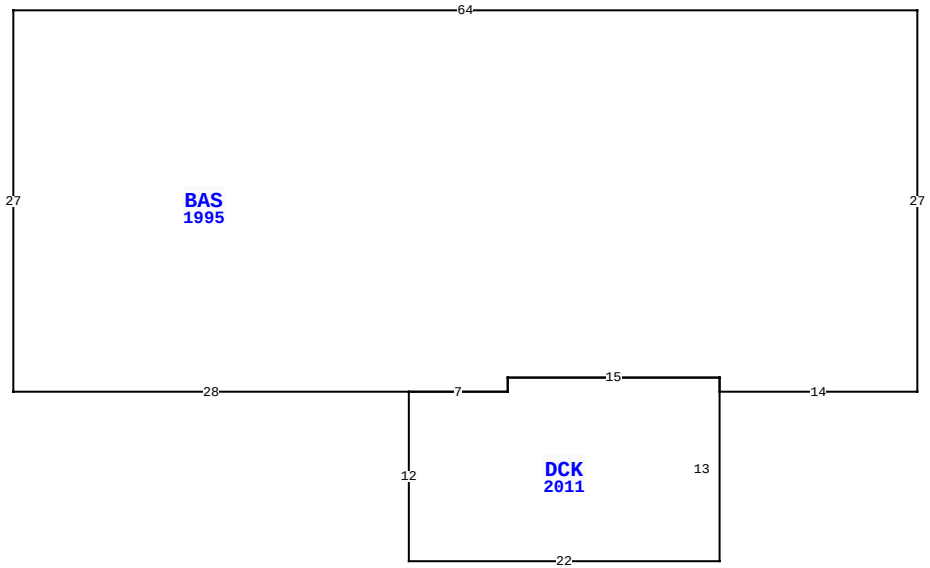
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1,713	47,639
DCK	279	15	42	1,168
TOTALS	1,992		1,755	48,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,755	123.6000	92.70	162,688	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2023 Heated Area: 1713 HX Base Yr 2023



11304 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,806
TOTAL MARKET OB/XF VALUE		5,328
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		123,134
SOH/AGL Deduction		0
ASSESSED VALUE		123,134
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,134
TOTAL JUST VALUE		123,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429680	XFOB	10,296	12/01/2014
9110	MH MOVE-ON	0	11/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1212	1/06/2022	WD	U	I	30	160,000
GRANTOR: ROSIER KELLIE M						
GRANTEE: LYNN JOSHUA & JOSEF						
1006/1916	9/10/2001	QC	U	I	06	100
GRANTOR: BURNSED LESLIE & KELL						
GRANTEE: HAZLITT KELLIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W64 S27 E28 DCK=[YR=2011] S12 E22 N13 W15 S1 W7$ E7 N1 E15 S1 E14 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	8	24	192.00	SF	10.00	10.00	100	2005	2005	3	24	461	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
3	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2011	2011	3	64	4,147	

LAND DESCRIPTION

TOTAL OB/XF 5,328

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	0004	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/06/2024 BY SYS