LOT 14
R673591 & R673592 & R673593
RIVERSIDE ESTATES #1 PB 5/171

POWELL CHRISTOPHER & STEPHANIE
11883 CR 121
BRYCEVILLE, FL 32009

**2024**

**08-1S-23-1830-0014-0000**

## 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 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 |

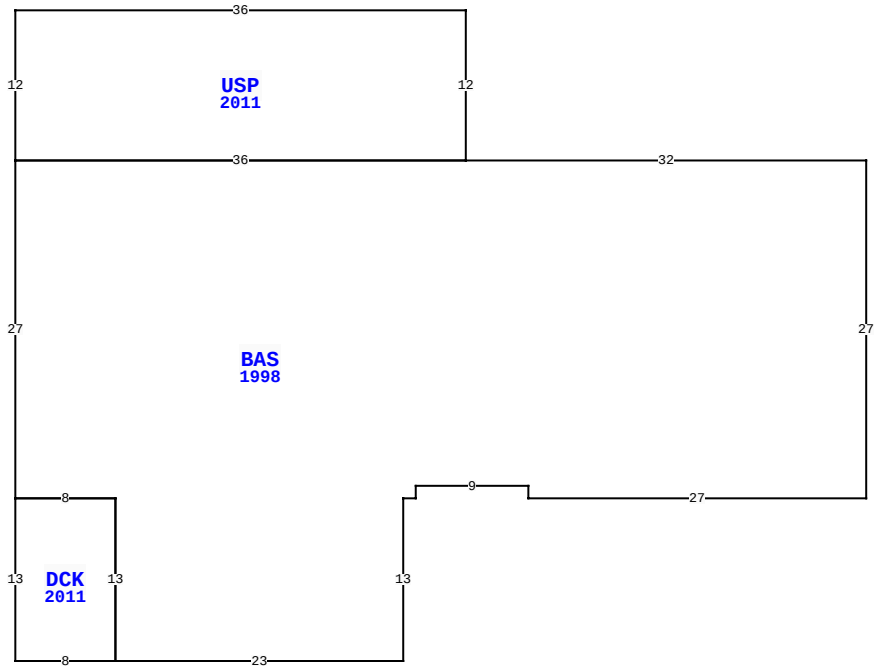
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,126 | 100 | 2,126 | 135,208 |
| DCK | 104 | 15 | 16 | 1,018 |
| USP | 432 | 50 | 216 | 13,737 |
| TOTALS | 2,662 | | 2,358 | 149,963 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,358 | 128.4800 | 96.36 | 227,217 | 1998 | 2010 | 0 | 0 | 0 | 34.00 | 66.00 |

2 M/H 94+ – 100% - 2021 Heated Area: 2126 HX Base Yr 2021




11883 CR 121, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 149,963 |
| TOTAL MARKET OB/XF VALUE | | 5,380 |
| TOTAL LAND VALUE - MARKET | | 78,000 |
| TOTAL MARKET VALUE | | 233,343 |
| SOH/AGL Deduction | | 64,221 |
| ASSESSED VALUE | | 169,122 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 119,122 |
| TOTAL JUST VALUE | | 233,343 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 227,675 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982258 | MH MOVE-ON | 0 | 06/01/1998 |
| 93-244 | MH MOVE-ON | 0 | 12/12/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2336/1868 | 1/31/2020 | WD | Q | I | 01 | 195,000 |
| GRANTOR: EDENFIELD RANDALL & G | | | | | | |
| GRANTEE: POWELL CHRISTOPHER | | | | | | |
| 0834/0877 | 5/18/1998 | WD | Q | I | | 16,000 |
| GRANTOR: STOKES-NASSAU INC | | | | | | |
| GRANTEE: EDENFIELD RANDALL & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W32 USP=[YR=2011] N12 W36 S12 E36$ W36 S27
DCK=[YR=2011] S13 E8 N13 W8$ E8 S13 E23 N13E1 N1 E9 S1 E27
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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 81 | 2,835 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 416.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 832 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 21.30 | 21.30 | 100 | 2000 | 2000 | 3 | 20 | 818 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 14 | 12 | 168.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 82 | 895 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,380

| 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 | 3.12 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 78,000 | | | | | | | |

REVIEW DATE 12/02/2020 BY TW Total Acres: 3.12 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/06/2024 BY SYS