LOT 15
IN OR 2325/483
RIVERSIDE ESTATES #1 PB 5/171

JOHANNESEN KRISTINE J
11837 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0015-0000

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	13	LVT/LAMNT 100
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

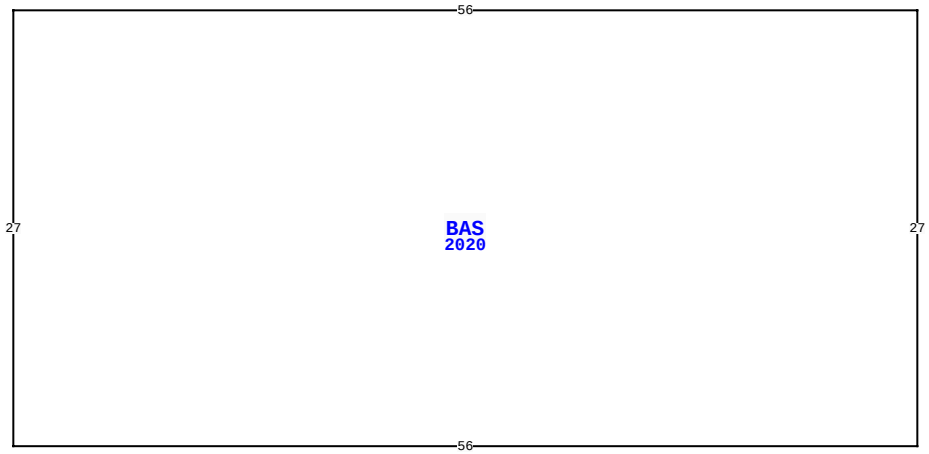
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	140,357
TOTALS	1,512		1,512	140,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	127.6000	95.70	144,698	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1512 HX Base Yr 2022



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

11837 CR 121, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,357
TOTAL MARKET OB/XF VALUE		22,150
TOTAL LAND VALUE - MARKET		75,900
TOTAL MARKET VALUE		238,407
SOH/AGL Deduction		56,185
ASSESSED VALUE		182,222
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,222
TOTAL JUST VALUE		238,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007325	MH MOVE-ON	0	08/14/2020
MH992593	MH MOVE-ON	0	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2325/0483	12/10/2019	QC	U	I	11	100
GRANTOR: HUBBARD SHARON						
GRANTEE: JOHANNESEN KRISTINE						
1801/1731	7/03/2012	WD	U	I	12	44,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: HUBBARD SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W56 S27 E56 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	0510	GARAGE WD-	0	100	0	0	1,000.00	SF	35.00	35.00	100	2001	2001	3	29	10,150	
2	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
3	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 22,150

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	2.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,900							

REVIEW DATE 03/09/2021 BY TW Total Acres: 2.53 Total Land Value: 75,900 Market: 0 Agricultural: 0 Common: 75,900 PRINTED 08/06/2024 BY SYS