LOT 33 2003 HMMT DW/MH
IN OR 1393/1749
RIVERSIDE ESTATES #1 PB 5/171

WHITMAN PAULA S EST
11169 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

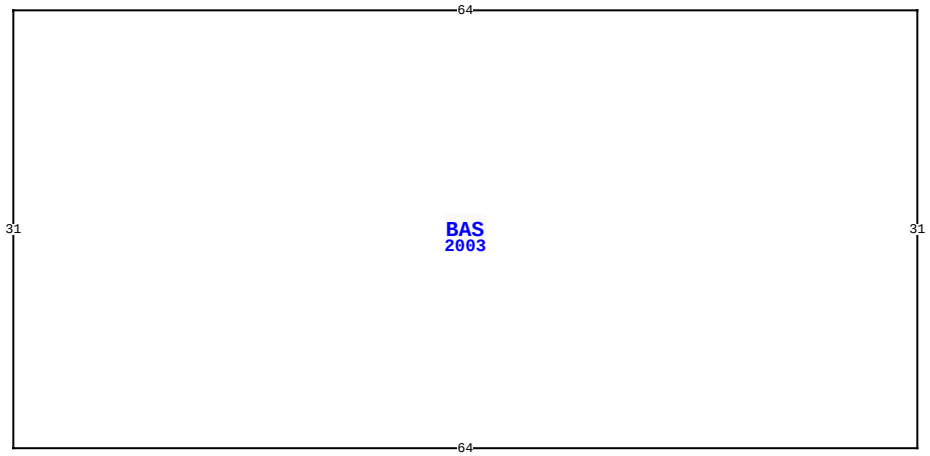
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,984	100	1,984	134,399
TOTALS	1,984		1,984	134,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	145.6800	109.26	216,772	2003	2008	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1984 HX Base Yr



11169 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	134,399
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	195,599
SOH/AGL Deduction	18,438
ASSESSED VALUE	177,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,161
TOTAL JUST VALUE	195,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036789	MH MOVE-ON	0	01/05/2003
MH971816	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1749	3/06/2006	WD	Q	I		130,000
GRANTOR: COPHER AARON E & AMY						
GRANTEE: WHITMAN RAYMOND E &						
1140/1873	5/29/2003	WD	U	I	01	30,000
GRANTOR: COPHER ERMAN & KAREN						
GRANTEE: COPHER AARON E & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W64 S31 E64 N31$.

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	0752	USP	0	0	20	10	200.00	SF	15.00	15.00	100	2005	2005	3	40	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/03/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS