LOTS 34 & 35
IN OR 1244/1610
R621770 & R621771

THOMAS JOHN G & KAY D
11115 COUNTY ROAD 121
BRYCEVILLE, FL 32009

**2024**

**08-1S-23-1830-0034-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

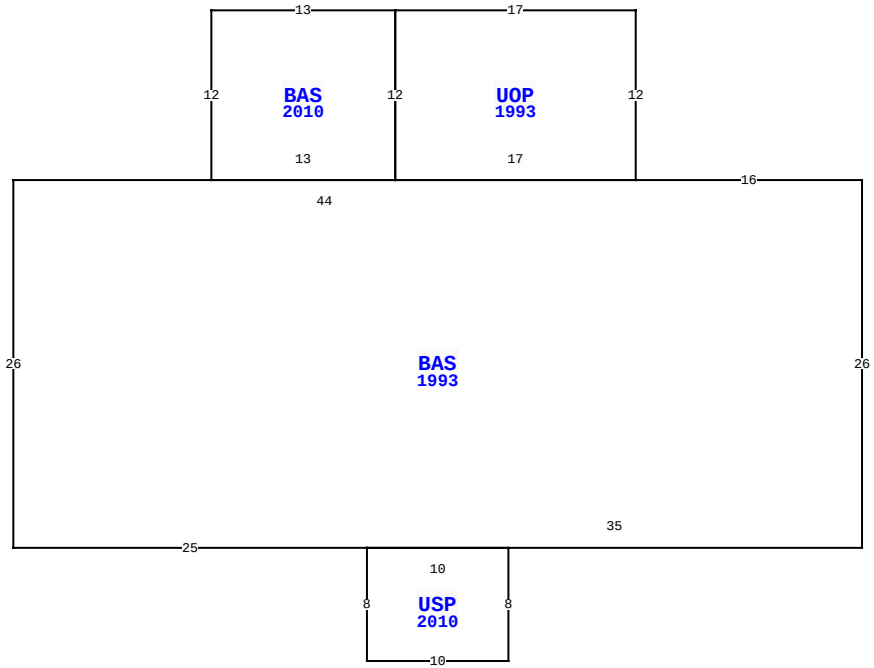
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 37,346 |
| BAS | 156 | 100 | 156 | 3,735 |
| UOP | 204 | 25 | 51 | 1,221 |
| USP | 80 | 50 | 40 | 958 |
| TOTALS | 2,000 | | 1,807 | 43,260 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,807 | 114.0000 | 79.80 | 144,199 | 1988 | 1988 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2005 Heated Area: 1716 HX Base Yr 2005




11115 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 | | 43,260 |
| TOTAL MARKET OB/XF VALUE | | 2,240 |
| TOTAL LAND VALUE - MARKET | | 100,000 |
| TOTAL MARKET VALUE | | 145,500 |
| SOH/AGL Deduction | | 88,812 |
| ASSESSED VALUE | | 56,688 |
| TOTAL EXEMPTION VALUE | HX HB | 31,688 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 145,500 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,480 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24558 | REMODEL | 800 | 04/01/2011 |
| 7415 | MH MOVE-ON | 40,000 | 08/05/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1244/1610 | 7/12/2004 | WD | Q | I | | 110,000 |
| GRANTOR: KLARAS MARK ARWIN | | | | | | |
| GRANTEE: THOMAS JOHN G & KAY | | | | | | |
| 0752/0164 | 2/21/1996 | N/A | U | I | 07 | 100 |
| GRANTOR: JIMERSON ROBERT A JR | | | | | | |
| GRANTEE: KLARAS MARK ARWIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N12 W17 BAS=[YR=2010] W13 S12 E13 N12$ S12 E17$ W44 S26 E25 USP=[YR=2010] S8 E10 N8 W10$ E35 N26$.

## 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 | 1988 | 1988 | 3 | 64 | 2,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,240

| 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 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 100,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS