LOT 38
RIVERSIDE ESTATES #1 PB 5/171

11003 CR 121 TRUST/NHH TRUST SERVICES LLC TRUSTEE
11512 LAKE MEAD AVE STE 606
JACKSONVILLE, FL 32256

2024

08-1S-23-1830-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

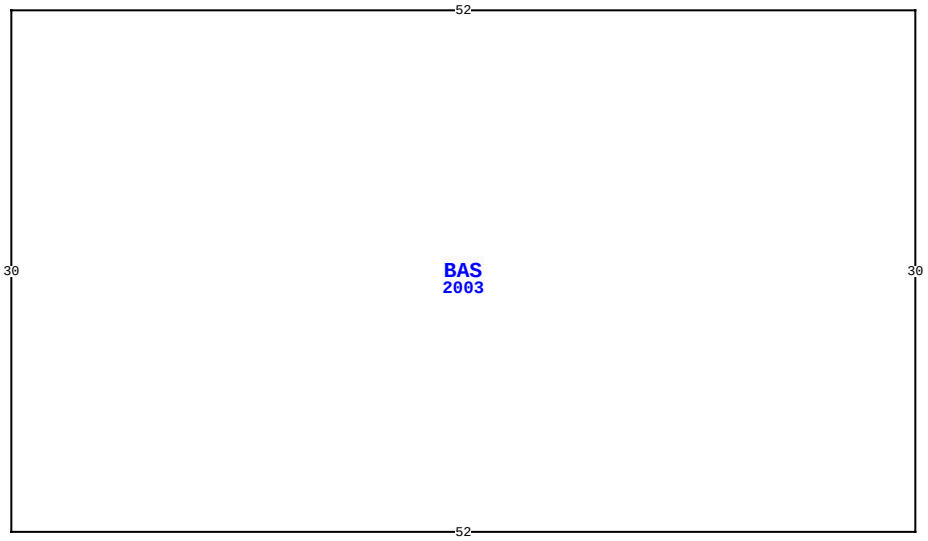
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	86,767
TOTALS	1,560		1,560	86,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	123.6000	92.70	144,612	2002	2007	0	0	0	40.00	60.00

1 M/H 94+ – 0% - 2024 Heated Area: 1560 HX Base Yr



11003 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	86,767
TOTAL MARKET OB/XF VALUE	738
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	147,505
SOH/AGL Deduction	0
ASSESSED VALUE	147,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,505
TOTAL JUST VALUE	147,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023937	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/622	11/13/2023	CT	U	I	18	105,000
GRANTOR: CLERK OF COURT						
GRANTEE: 11003 CR 121 TRUST						
1077/0040	8/26/2002	WD	U	V	13	18,000
GRANTOR: GRINER CHARLES & TAMM						
GRANTEE: KEITH THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W52 S30 E52 N30$.

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	0	18	10	180.00	SF	5.00	5.00	100	2018	2018	3	82	738	

LAND DESCRIPTION

TOTAL OB/XF 738

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 04/29/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS