LOT 49
IN OR 648 PG 486
R497896 & R497897

CORY HOWARD A
10739 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0049-0000

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 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	06	Quality Level 06

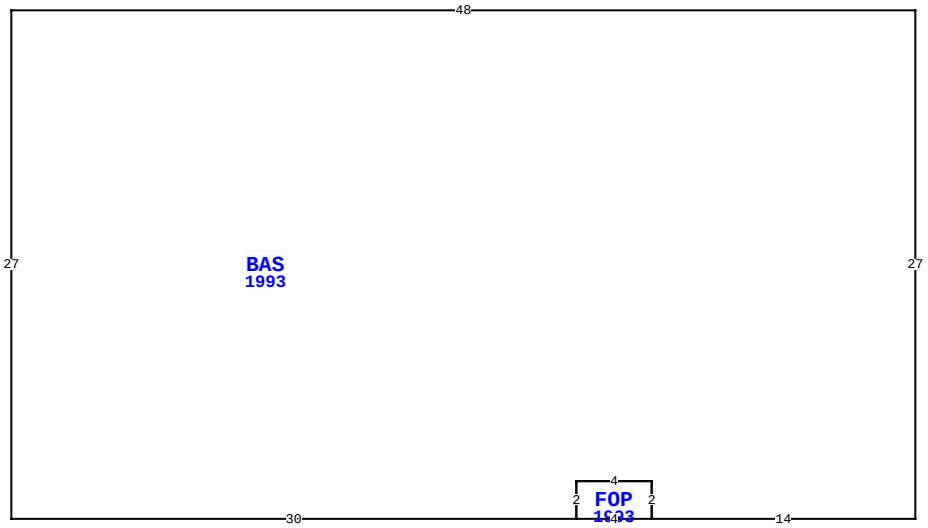
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	57,574
FOP	8	30	2	90
TOTALS	1,296		1,290	57,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,290	159.6400	111.75	144,158	1992	1997	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 1288 HX Base Yr



10739 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		57,663
TOTAL MARKET OB/XF VALUE		288
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		117,951
SOH/AGL Deduction		76,103
ASSESSED VALUE		41,848
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,848
TOTAL JUST VALUE		117,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8784	MH MOVE-ON	36,000	01/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/0486	2/10/1992	WD	Q	V		10,700
GRANTOR: THOMPSON WM F JR						
GRANTEE: CORY HOWARD & ARLO						
0648/0483	2/10/1992	QC	U	I	01	5,100
GRANTOR: THOMPSON WM F JR & C						
GRANTEE: THOMPSON WM F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S27 E30 FOP=[YR=1993] E4 N2 W4 S2$ N2 E4 S2 E14 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	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1993	1993	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	2.00	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