LOT 50 R407655
PT OR 648 PG 483
RIVERSIDE ESTATES #1 PB 5/171

THOMPSON WILLIAM F JR
10701 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

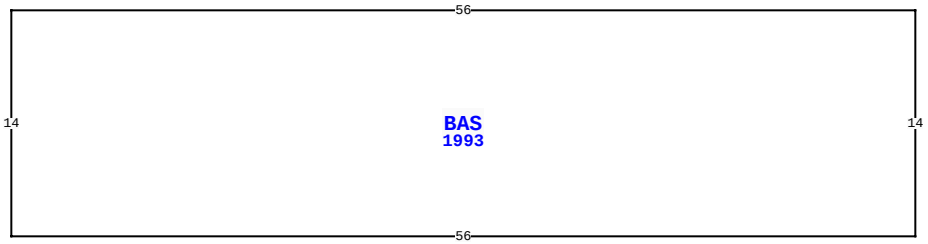
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	15,740
TOTALS	784		784	15,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	95.6000	66.92	52,465	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 784 HX Base Yr



10701 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,740
TOTAL MARKET OB/XF VALUE		1,728
TOTAL LAND VALUE - MARKET		80,100
TOTAL MARKET VALUE		97,568
SOH/AGL Deduction		59,343
ASSESSED VALUE		38,225
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,225
TOTAL JUST VALUE		97,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7165	MH MOVE-ON	6,000	03/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0648/0483	2/10/1992	QC	U	I	01	5,100
GRANTOR: THOMPSON WM F JR & C						
GRANTEE: THOMPSON WM F JR						
0537/1276	3/03/1988	WD	Q	V		15,000
GRANTOR: STOKES-NASSAU						
GRANTEE: THOMPSON WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S14 E56 N14$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1993	1993	3	20	864	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1993	1993	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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	2.67	AC		1.00	1.00	1.00	30,000.00	30,000.00	80,100							

REVIEW DATE 04/29/2020 BY TWA Total Acres: 2.67 Total Land Value: 80,100 Market: 0 Agricultural: 0 Common: 80,100 PRINTED 08/06/2024 BY SYS