LOT 54
2001 PION DW/MH
RIVERSIDE ESTATES #1 PB 5/171

CORBETT ILA R
10515 CR 121
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0054-0000

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	03	Quality Level 03

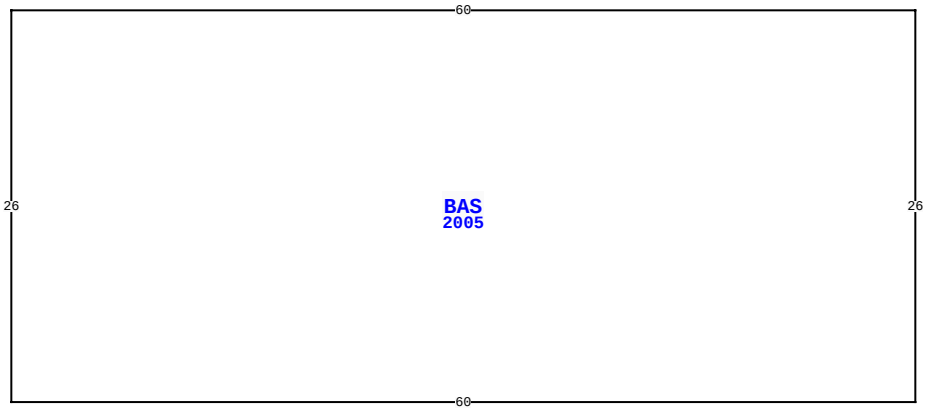
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	83,332
TOTALS	1,560		1,560	83,332

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	122.8000	92.10	143,676	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



10515 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		83,332
TOTAL MARKET OB/XF VALUE		5,143
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		170,075
SOH/AGL Deduction		69,851
ASSESSED VALUE		100,224
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,224
TOTAL JUST VALUE		170,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P048439	MH MOVE-ON	0	01/07/2004
7617	MH MOVE-ON	17,700	01/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0546	7/24/2019	WD	Q	I	01	128,000
GRANTOR: HIGGINBOTHAM ANDREW &						
GRANTEE: CORBETT ILA R						
1960/0122	1/26/2015	WD	U	I	37	72,500
GRANTOR: FOURAKER EARL & SABRI						
GRANTEE: HIGGINBOTHAM ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S26 E60 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	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0	100	38	6	228.00	SF	7.00	7.00	100	2007	2007	3	88	1,404	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2014	2014	3	65	624	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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	2.72	AC		1.00	1.00	1.00	30,000.00	30,000.00	81,600							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 2.72 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS