LOT 78 2002 MERIT DW/MH
IN OR 827 PG 572
RIVERSIDE ESTATES #1 PB 5/171

THOMPSON WILLIAM H & MARY
2341 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

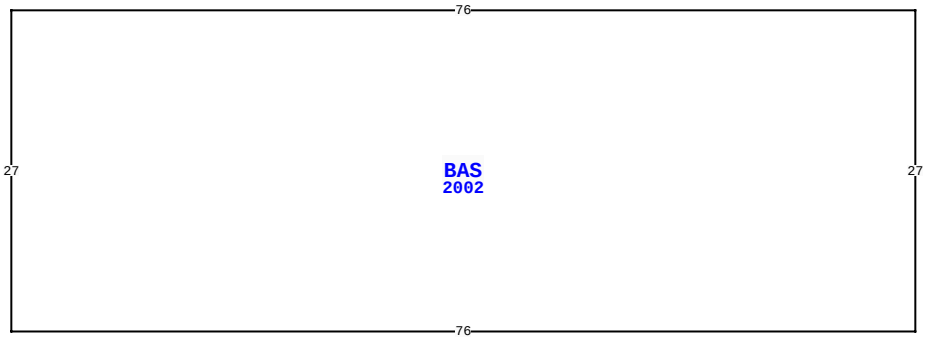
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	90,493
TOTALS	2,052		2,052	90,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.6000	88.20	180,986	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



2341 CR 119, 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		90,493
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		77,100
TOTAL MARKET VALUE		170,603
SOH/AGL Deduction		80,229
ASSESSED VALUE		90,374
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,374
TOTAL JUST VALUE		170,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013643	MH MOVE-ON	0	11/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/1254	11/18/2022	QC	U	I	11	100
GRANTOR: THOMSPON WILLIAM H &						
GRANTEE: THOMPSON WILLIAM H						
1855/1939	5/09/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON WILLIAM HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	2.57	AC		1.00	1.00	1.00	30,000.00	30,000.00	77,100							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.57 Total Land Value: 77,100 Market: 0 Agricultural: 0 Common: 77,100 PRINTED 08/06/2024 BY SYS