LOTS 84 & 85 R407990 & R407991
IN OR 598/1207 & OR 597/820
RIVERSIDE ESTATES #1 PB 5/171

SPRUILL SHERRI L
2125 CR 119
BRYCEVILLE, FL 32009

**2024**

**08-1S-23-1830-0084-0000**

## 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 | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

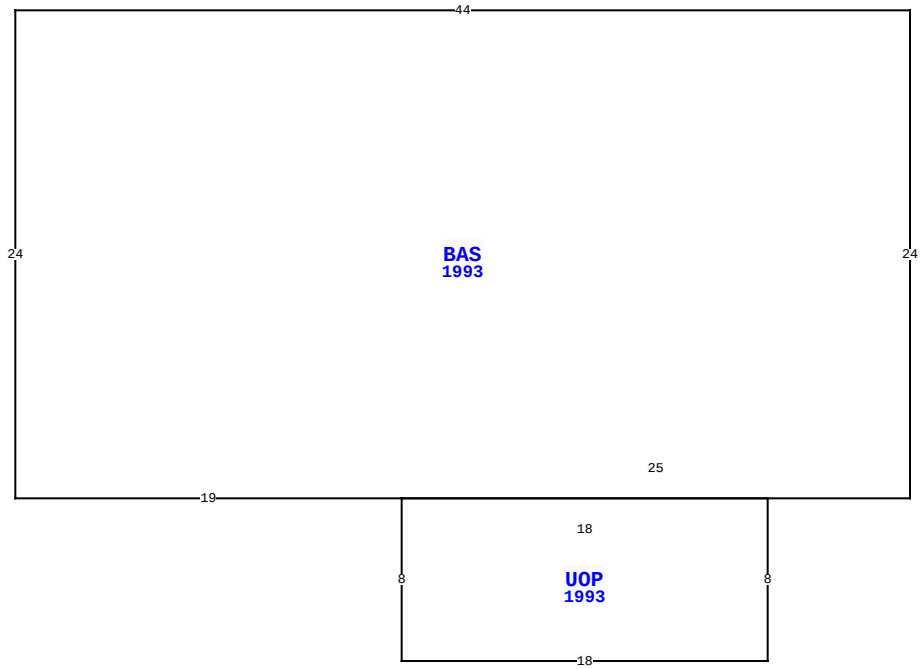
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,056 | 100 | 1,056 | 26,079 |
| UOP | 144 | 25 | 36 | 889 |
| TOTALS | 1,200 | | 1,092 | 26,968 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,092 | 117.6000 | 82.32 | 89,893 | 1990 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 0 Heated Area: 1056 HX Base Yr




2125 CR 119, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/16/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 26,968 |
| TOTAL MARKET OB/XF VALUE | | 1,360 |
| TOTAL LAND VALUE - MARKET | | 115,615 |
| TOTAL MARKET VALUE | | 143,943 |
| SOH/AGL Deduction | | 94,400 |
| ASSESSED VALUE | | 49,543 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 24,543 |
| TOTAL JUST VALUE | | 143,943 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,057 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8273 | MH MOVE-ON | 21,580 | 08/15/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2509/0950 | 10/28/2021 | QC | U | I | 11 | 100 |
| GRANTOR: SPRUILL NATHAN T | | | | | | |
| GRANTEE: SPRUILL SHERRI L | | | | | | |
| 0598/1207 | 6/06/1990 | WD | Q | V | | 12,900 |
| GRANTOR: STOKES-NASSAU INC | | | | | | |
| GRANTEE: SPRUILL NATHAN & S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W44 S24 E19 UOP=[YR=1993] S8 E18 N8 W18 $ E25 N24 $.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 68 | 1,360 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,360

| 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 | 6.09 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 115,615 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.09 Total Land Value: 115,615 Market: 0 Agricultural: 0 Common: 115,615 PRINTED 08/06/2024 BY SYS