LOT 95
IN OR 2094/805
R788177

SHEERIN JENNIFER
1685 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0095-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

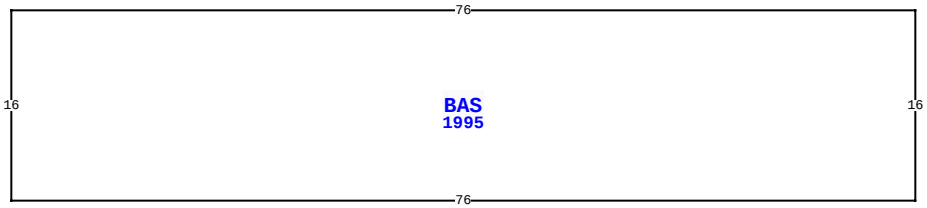
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	37,219
TOTALS	1,216		1,216	37,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.6000	87.45	106,339	1996	1996	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2017 Heated Area: 1216 HX Base Yr 2017



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,219
TOTAL MARKET OB/XF VALUE		2,246
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		99,465
SOH/AGL Deduction		33,399
ASSESSED VALUE		66,066
TOTAL EXEMPTION VALUE	HX HB	41,066
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		99,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951057	MH MOVE-ON	0	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2094/0805	12/26/2016	QC	U	I	11	100
GRANTOR: SHEERIN CHRISTI ET AL						
GRANTEE: SHEERIN JENNIFER						
2084/1115	11/18/2016	FJ	U	I	11	0
GRANTOR: SHEERIN BRIAN EST						
GRANTEE: SHEERIN JENNIFER ET						

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

1685 CR 119, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	0681	POLE SHED	0	100	26	12	312.00	SF	15.00	15.00	100	2000	2000	3	28	1,310	
2	1242	WD DECK A	0	100	0	0	240.00	SF	5.00	5.00	100	2017	2017	3	78	936	

LAND DESCRIPTION

TOTAL OB/XF 2,246

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