LOT 101
CONSERV ESMT OR 983/1846
RIVERSIDE ESTATES #1 PB 5/171

ABRAM-CROWTHER FELICIA/NOLEN STEPHEN
1489 CR 119
BRYCEVILLE, FL 32009

2024

08-1S-23-1830-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

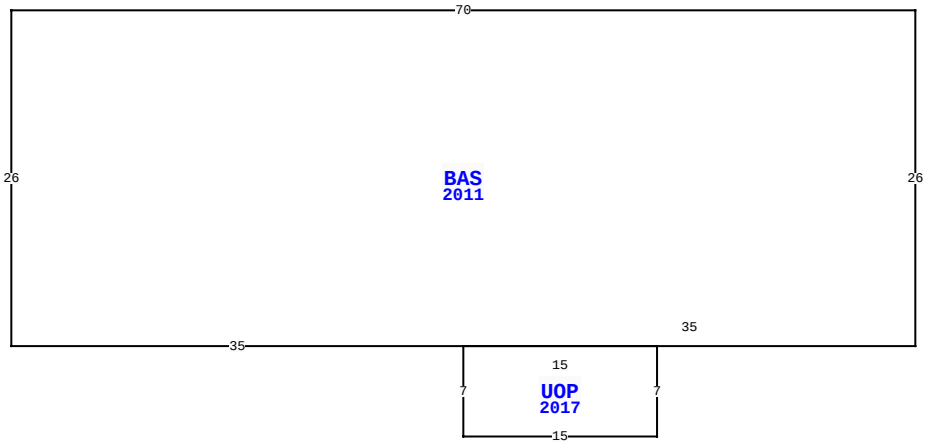
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	130,765
UOP	105	25	26	1,868
TOTALS	1,925		1,846	132,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,846	140.8800	105.66	195,048	2011	2011	0	0	0	32.00	68.00

1 M/H 94+ – 100% - 2023 Heated Area: 1820 HX Base Yr 2023



1489 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		132,633
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		192,633
SOH/AGL Deduction		0
ASSESSED VALUE		192,633
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,633
TOTAL JUST VALUE		192,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5343	CO ISSUED	0	05/19/2011
M16163	H/AC	0	05/01/2011
P14767	NEW CONSTR	0	05/01/2011
E23454	NEW CONSTR	0	05/01/2011
MH5343	MH MOVE-ON	0	05/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0085	9/02/2022	WD	Q	I	01	245,000
GRANTOR: DAWSON SEAN & RABECCA						
GRANTEE: ABRAM-CROWTHER FELI						
1735/0091	4/15/2011	WD	U	V	11	100
GRANTOR: NEAL DORAN L & SANDRA						
GRANTEE: DAWSON SEAN & RABEC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W70 S26 E35 UOP=[YR=2017] S7 E15 N7 W15$ E35 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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS