

PT OF NW1/4 OF NW1/4 OF
SEC 9-1S-23E IN OR 2342/624
(EX ESMT'S IN OR 211/132 & EX

WEAVER LARRY L & WANDA
11930 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

09-1S-23-0000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	2,330	116.8000	87.60	204,108	2003	2003	0	0	0	48.00	52.00	STANDARD																			
Roof Structure	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2010													Heated Area: 2052										HX Base Yr 2010									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floor	14	CARPET 70																																	
Interior Floor	08	SHT VINYL 30																																	
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			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,052	100	2,052	93,473																															
UCP	308	20	62	2,824																															
UOP	192	25	48	2,187																															
USP	336	50	168	7,653																															
TOTALS			2,888	2,330	106,136																														
EXTRA FEATURES					11930 CR 121, BRYCEVILLE																														
L N	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	2701	QUONSET GD	0 100	26	41	1,066.00	SF	15.00	15.00	100	2005	2005	3	56	8,954																				
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045																				
3	0811	CONCRETE B	0 100	30	25	750.00	SF	5.20	5.20	100	2011	2011	3	92	3,588																				
4	0940	SHEDS/PORT	0 100	24	12	288.00	SF	30.00	30.00	100	2015	2015	3	70	6,048																				
5	0681	POLE SHED	0 100	24	12	288.00	SF	15.00	15.00	100	2016	2016	3	81	3,499																				
6	0810	CONCRETE A	0 100	0	0	350.00	SF	6.50	6.50	100	2020	2020	3	99	2,252																				
TOTAL OB/XF																	27,386																		
LAND DESCRIPTION																	TOTAL OB/XF																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																		
REVIEW DATE 03/30/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS																																			