PT GOVT LOT 11 SEC 12-1N-23E
IN OR 2587/1845 PAR 1 & 2
UTIL ESMT IN OR 2474/1041

A-B DISTRIBUTORS INC
1116 N EDGEWOOD AVE
JACKSONVILLE, FL 32254

2024

12-1N-23-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

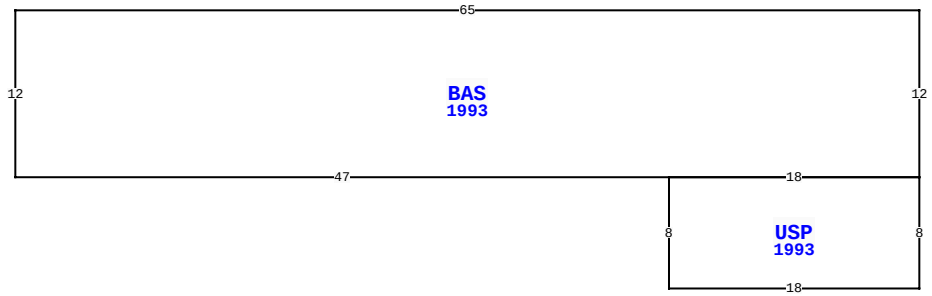
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	13,727
USP	144	50	72	1,267
TOTALS	924		852	14,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	852	83.8000	58.66	49,978	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 780 HX Base Yr 2022



15246 HOWARD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		14,993
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		114,993
SOH/AGL Deduction		74,351
ASSESSED VALUE		40,642
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,642
TOTAL JUST VALUE		114,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	11/01/1998
7407	MH MOVE-ON	25,000	07/02/1988
6957	MH MOVE-ON	11,500	10/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1633	4/23/2024	WD	Q	I	02	110,000
GRANTOR: BROWNING KILEY J						
GRANTEE: A-B DISTRIBUTORS IN						
2587/1845	8/31/2022	QC	U	I	11	100
GRANTOR: BROWNING ROBERT E						
GRANTEE: BROWNING KILEY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S12 E47 USP=[YR=1993] S8 E18 N8 W18$ E18 N 12 $.

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS