LOTS 104,105,106,107,108,109, 110 & 111 (EX PT IN DOT R/W IN OR 1111/219)

PICKETT RYAN
8020 ANDREA PLACE
BRYCEVILLE, FL 32011

2024

14-1N-24-2180-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

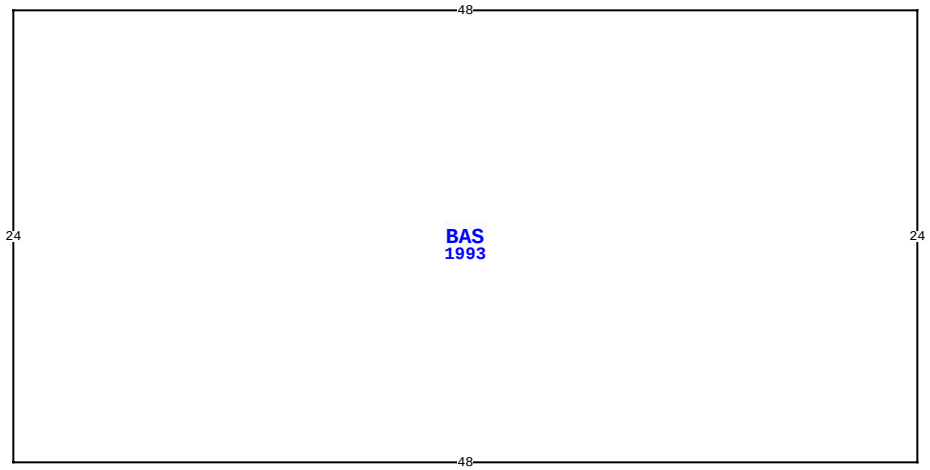
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	29,466
TOTALS	1,152		1,152	29,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	121.8000	85.26	98,220	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



US HWY 301, CALLAHAN

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	29,466
TOTAL MARKET OB/XF VALUE	3,146
TOTAL LAND VALUE - MARKET	20,310
TOTAL MARKET VALUE	52,922
SOH/AGL Deduction	1,858
ASSESSED VALUE	51,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,064
TOTAL JUST VALUE	52,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972415	H/AC	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2295/1482	6/05/2019	PR	U	I	19	100
GRANTOR: PICKETT RYAN PR OF PI						
GRANTEE: PICKETT RYAN						
1882/0088	12/15/2011	WD	U	I	11	100
GRANTOR: PICKETT LORRAINE B TR						
GRANTEE: PICKETT CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E48 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	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	2012	2012	3	55	330	
2	1242	WD DECK A	0	0	32	16	512.00	SF	10.00	10.00	100	2012	2012	3	55	2,816	

LAND DESCRIPTION

TOTAL OB/XF 3,146

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	0	0004	OR	0.00	0.00	0.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	20,310							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 0.68 Total Land Value: 20,310 Market: 0 Agricultural: 0 Common: 20,310 PRINTED 08/06/2024 BY SYS