LOT 21
ESMT OR 938/945
COUNTRYSIDE ACRES PB 5/287

CAMPBELL SAMMIE
9071 OLD WIRE PL
BRYCEVILLE, FL 32009

**2024**

**17-1S-23-0270-0021-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

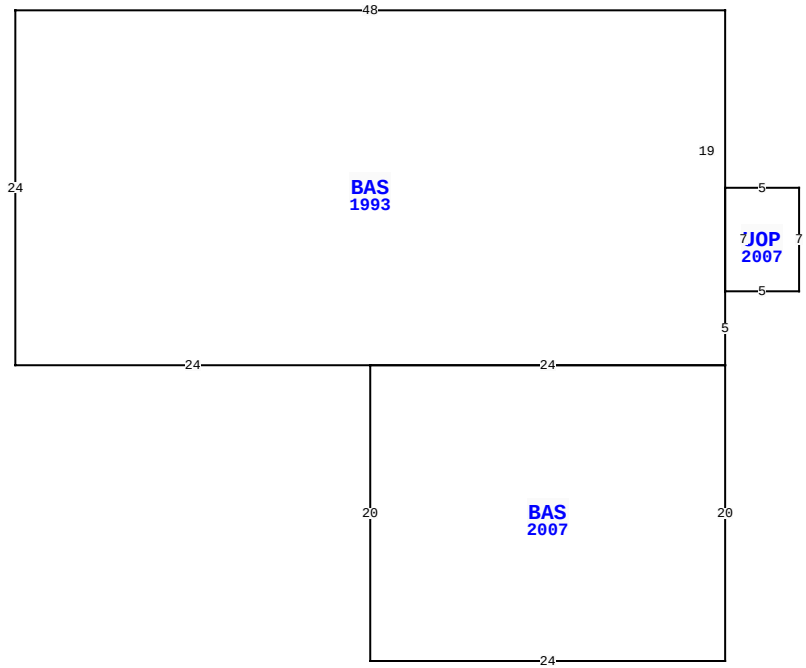
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 9008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,152 | 100 | 1,152 | 50,642 |
| BAS | 480 | 100 | 480 | 21,101 |
| UOP | 35 | 25 | 9 | 396 |
| TOTALS | 1,667 | | 1,641 | 72,138 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,641 | 125.6000 | 87.92 | 144,277 | 1993 | 2002 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 93- – 0% - 0 Heated Area: 1632 HX Base Yr




9071 OLD WIRE PL, 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 | 72,138 |
| TOTAL MARKET OB/XF VALUE | 2,532 |
| TOTAL LAND VALUE - MARKET | 51,000 |
| TOTAL MARKET VALUE | 125,670 |
| SOH/AGL Deduction | 21,718 |
| ASSESSED VALUE | 103,952 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 103,952 |
| TOTAL JUST VALUE | 125,670 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,323 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B19155 | ADDITION | 5,000 | 12/01/2006 |
| E18426 | ELEC OTHER | 750 | 12/01/2006 |
| R09937 | ADDITION | 1,500 | 12/01/2006 |
| 93-150 | MH MOVE-ON | 22,000 | 11/01/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2721/1563 | 6/21/2024 | WD | Q | I | 01 | 135,000 |
| GRANTOR: LITTLE JOHNNY L & DEB | | | | | | |
| GRANTEE: CAMPBELL SAMMIE | | | | | | |
| 0686/0198 | 8/04/1993 | WD | Q | V | | 17,000 |
| GRANTOR: STOKES-NASSAU INC | | | | | | |
| GRANTEE: LITTLE JOHNNY & D I | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E24 BAS=[YR=2007] S20 E24 N20 W24 $
E24 N5 UOP=[YR=2007] E5 N7 W5 S7 $ N19 $ .

### 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 | 0940 | SHEDS/PORT | 0 | 0 | 13 | 12 | 156.00 | SF | 20.10 | 20.10 | 100 | 1997 | 1997 | 3 | 20 | 627 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 19 | 8 | 152.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 44 | 1,003 | |
| 3 | 0752 | USP | 0 | 0 | 19 | 7 | 133.00 | SF | 15.00 | 15.00 | 100 | 1997 | 1997 | 3 | 25 | 499 | |
| 4 | 0752 | USP | 0 | 0 | 12 | 8 | 96.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 403 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,532

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.70 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 51,000 | | | | | | | |

REVIEW DATE 02/08/2022 BY TWA Total Acres: 1.70 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 08/06/2024 BY SYS