PT OF N1/2 OF N1/2 OF SW1/4
OF SW1/4 OF SEC 19-1N-23E
IN OR 1914/87

MAYER JONATHAN I
2921 STAR BRIGHT PL
BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0006-0000

BUILDING CHARACTERISTICS

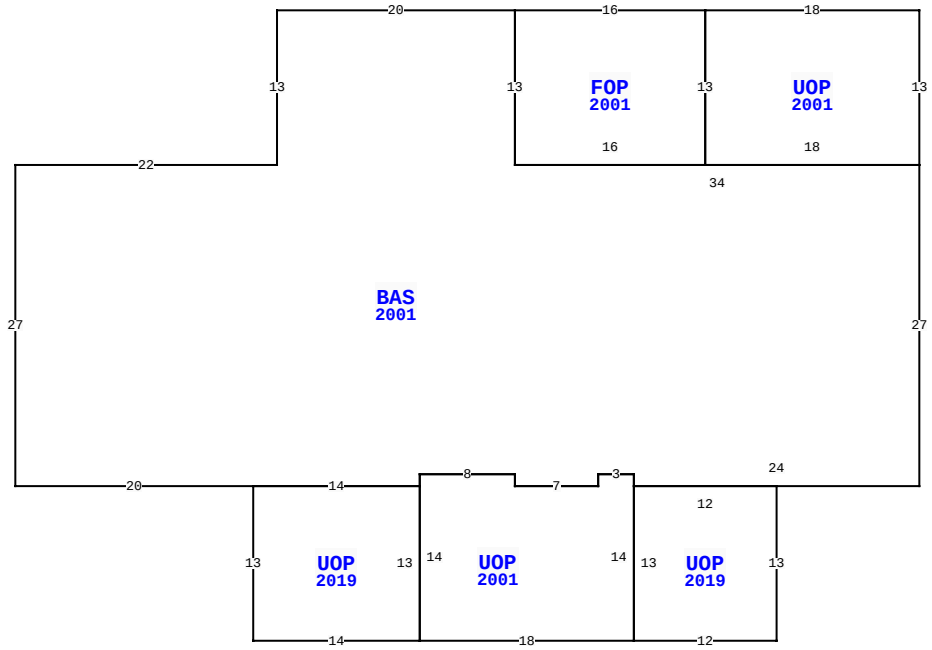
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,301	100	2,301	203,446
FOP	208	30	62	5,482
UOP	234	25	58	5,128
UOP	245	25	61	5,394
UOP	156	25	39	3,448
UOP	182	25	46	4,067
TOTALS	3,326		2,567	226,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,567	147.3600	110.52	283,705	1998	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2015 Heated Area: 2301 HX Base Yr 2015



2921 STAR BRIGHT PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		274,376
TOTAL MARKET OB/XF VALUE		15,369
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		384,745
SOH/AGL Deduction		204,334
ASSESSED VALUE		180,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,411
TOTAL JUST VALUE		384,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018672	GARAGE	22,500	08/01/2001
MH982346	MH MOVE-ON	0	08/01/1998
4497	N/A	0	11/13/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2139/0818	7/26/2017	QC	U	I	11	100
GRANTOR: PEARCE LISA M						
GRANTEE: MAYER JONATHAN I						
2139/0816	7/26/2017	QC	U	I	11	100
GRANTOR: SIMPKINS REX A & VICK						
GRANTEE: MAYER JONATHAN I						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W18 FOP=[YR=2001] W16 BAS=[YR=2001] W20 S13 W22 S27 E20 UOP=[YR=2019] S13 E14 UOP=[YR=2001] E18 UOP=[YR=2019] E12 N13 W12 S13$ N14 W3 S1 W7 N1 W8 S14$ N13 W14$ E14 N1 E8 S1 E7 N1 E3 S1 E24 N27 W34 N13$ S13 E16 N13$ S13 E18 N13$.

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	0811	CONCRETE B	0	100	27	20	540.00	SF	5.20	5.20	100	2001	2001	3	80	2,246	
2	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2005	2005	3	86	1,118	
3	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2019	2019	3	86	1,720	
4	0810	CONCRETE A	0	100	84	3	252.00	SF	6.50	6.50	100	2021	2021	3	99	1,622	
5	0855	CONC PAVER	0	100	0	0	875.00	SF	10.00	10.00	100	2021	2021	3	99	8,663	

LAND DESCRIPTION

TOTAL OB/XF 15,369

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 01/08/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS

PT OF N1/2 OF N1/2 OF SW1/4
OF SW1/4 OF SEC 19-1N-23E
IN OR 1914/87

MAYER JONATHAN I
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BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

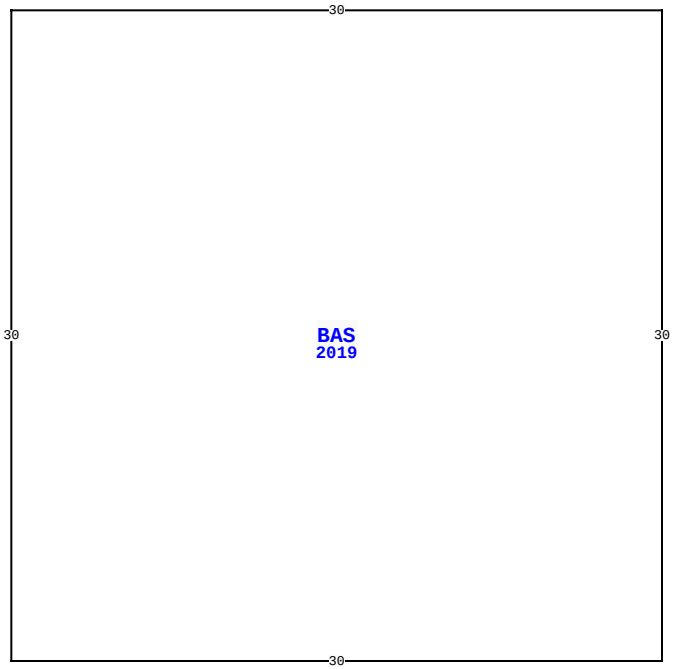
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	16,920
TOTALS	900		900	16,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	20.00	18,000	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2015 Heated Area: 900 HX Base Yr 2015



2921 STAR BRIGHT PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,411
TOTAL JUST VALUE		384,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/0818	7/26/2017	QC	U	I	11	100
GRANTOR: PEARCE LISA M						
GRANTEE: MAYER JONATHAN I						
2139/0816	7/26/2017	QC	U	I	11	100
GRANTOR: SIMPKINS REX A & VICK						
GRANTEE: MAYER JONATHAN I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S30 E30 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/08/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS

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BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0006-0000

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Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

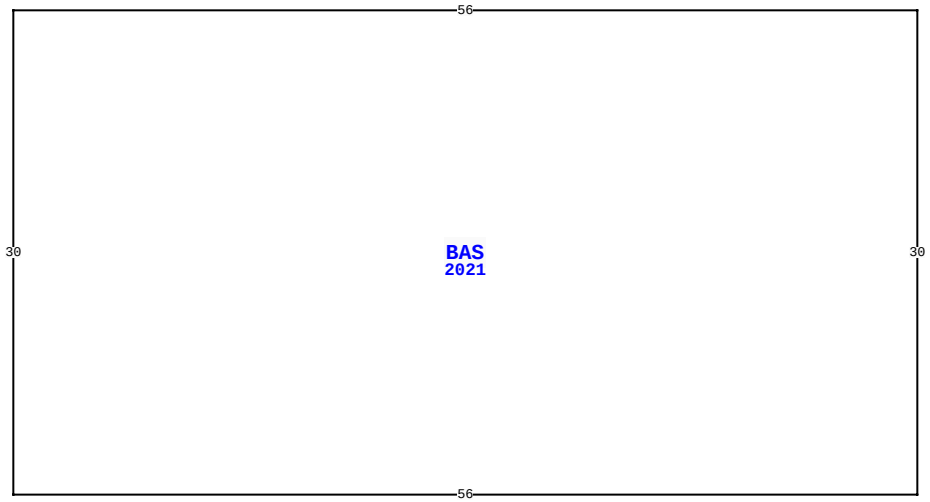
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	30,492
TOTALS	1,680		1,680	30,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,680	52.9000	18.52	31,114	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2015 Heated Area: 1680 HX Base Yr 2015



2921 STAR BRIGHT PL, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2139/0816	7/26/2017	QC	U	I	11	100
GRANTOR: SIMPKINS REX A & VICK						
GRANTEE: MAYER JONATHAN I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S30 E56 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/08/2020 BY TWX Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS