

PT OF N1/2 OF N1/2 OF SW1/4 OF
SW1/4 OF SEC 10-1N-23E
IN OR 1821/1973 (EX PT

PEARCE LISA M
2952 STAR BRIGHT PLACE
BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0006-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
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		
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	1,782	100	1,782	46,104
FSP	294	60	176	4,553
TOTALS	2,076		1,958	50,657

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,958	123.2000	86.24	168,858	1987	1987	0	0	70.00	30.00
1 M/H 93- - 100% - 2013 Heated Area: 1782 HX Base Yr 2013											
BAS 1993 FSP 1993											
2952 STAR BRIGHT PL, BRYCEVILLE											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								50,657				
TOTAL MARKET OB/XF VALUE								6,706				
TOTAL LAND VALUE - MARKET								74,400				
TOTAL MARKET VALUE								131,763				
SOH/AGL Deduction								84,926				
ASSESSED VALUE								46,837				
TOTAL EXEMPTION VALUE								HX HB		25,000		
BASE TAXABLE VALUE								21,837				
TOTAL JUST VALUE								131,763				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								128,330				