PT SE1/4 OF SE1/4 OF
SEC 19-1N-23E IN OR 2165/1076
& ESMT IN OR 844-208

NEWMAN LESLIE W JR & CHRISTINA/
3777 ELLERY LANE
BRYCEVILLE, FL 32009

2024

19-1N-23-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

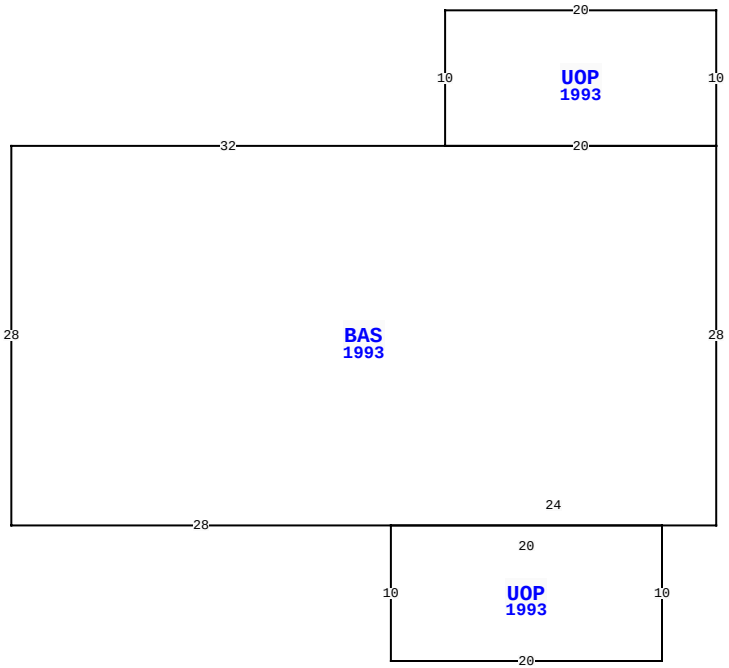
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	35,713
UOP	200	25	50	1,226
UOP	200	25	50	1,226
TOTALS	1,856		1,556	38,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,556	116.8000	81.76	127,219	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2018 Heated Area: 1456 HX Base Yr 2018



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

3777 ELLERY LN, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,166
TOTAL MARKET OB/XF VALUE		39,769
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		116,935
SOH/AGL Deduction		48,984
ASSESSED VALUE		67,951
TOTAL EXEMPTION VALUE	HX HB	42,951
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		116,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002439	REPLACEMENT DOUBL	0	03/01/2024
MH230016315	30X76 DWMH	0	12/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1076	12/13/2017	QC	U	I	11	100
GRANTOR: HOWARD JAMES J & DONN						
GRANTEE: NEWMAN LESLIE W JR						
2165/1074	12/01/2017	WD	U	I	12	113,600
GRANTOR: HARRIS MIKE						
GRANTEE: HOWARD JAMES J & DO						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W20 S10 BAS=[YR=1993] W32 S28 E28
UOP=[YR=1993] S10 E20 N10 W20 $ E24 N28 W20 $ E20 N10 $.

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	0861	POOL GUNIT	0	100	19	32	608.00	SF	85.00	85.00	100	1987	1987	3	20	10,336	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1987	1987	3	52	2,033	
3	0845	KOOL DECK	0	100	0	0	685.00	SF	7.25	7.25	100	1987	1987	3	52	2,582	
4	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1982	1982	3	38	9,485	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
6	0300	BOAT DCK W	0	100	20	15	300.00	SF	40.00	40.00	100	1999	1999	3	27	3,240	
7	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1999	1999	3	77	961	
8	0681	POLE SHED	0	100	48	22	1,056.00	SF	15.00	15.00	100	2010	2010	3	60	9,504	

LAND DESCRIPTION

TOTAL OB/XF 39,769

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	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

REVIEW DATE 06/25/2024 BY WW Total Acres: 1.30 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 08/06/2024 BY SYS