PT OF SE1/4
2002/CLAZ/DW/MH
IN OR 1554/152

ZUBER JOHN W
627 LIMOUSINE LANE
BRYCEVILLE, FL 32009-1631

2024

19-1S-23-0000-0004-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

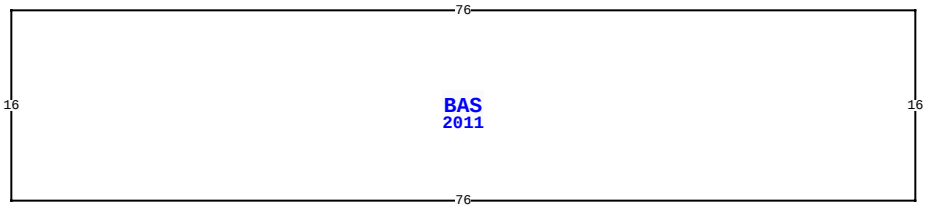
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	53,261
TOTALS	1,216		1,216	53,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	87.60	106,522	2002	2002	0	0	0	50.00	50.00

2 M/H 94+ – 100% - 2012 Heated Area: 1216 HX Base Yr 2012



627 LIMOUSINE LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,261
TOTAL MARKET OB/XF VALUE		5,526
TOTAL LAND VALUE - MARKET		277,400
TOTAL MARKET VALUE		336,187
SOH/AGL Deduction		258,847
ASSESSED VALUE		77,340
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,340
TOTAL JUST VALUE		336,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5630	CO ISSUED	0	12/15/2011
P14907	NEW CONSTR	0	08/01/2011
M16405	H/AC	0	07/01/2011
E23654	NEW CONSTR	0	07/01/2011
5232	ADDITION	2,754	10/14/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/0152	3/05/2008	WD	Q	I		140,000
GRANTOR: ROSKIND MICHAEL T & L						
GRANTEE: ZUBER JOHN W						
0697/0898	2/01/1994	QC	U	I	01	100
GRANTOR: ROSKIND MICHAEL & L						
GRANTEE: ROSKIND MICHAEL & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S16 E76 N16$.

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	100	10	10	100.00	SF	30.00	30.00	100	2010	2010	3	45	1,350	
2	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	2016	2016	3	81	1,166	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 5,526

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	7.30	AC		1.00	1.00	2.00	19,000.00	38,000.00	277,400							

REVIEW DATE 05/14/2020 BY TWA Total Acres: 7.30 Total Land Value: 277,400 Market: 0 Agricultural: 0 Common: 277,400 PRINTED 08/06/2024 BY SYS