IN OR 2651/1513
EX R/W OR 975/972

WILLIAMS DARIAN REV LIVING TRUST/WILLIAMS DARIAN T
8854 US HWY 301
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0001-0140

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	13	LVT/LAMNT 100
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

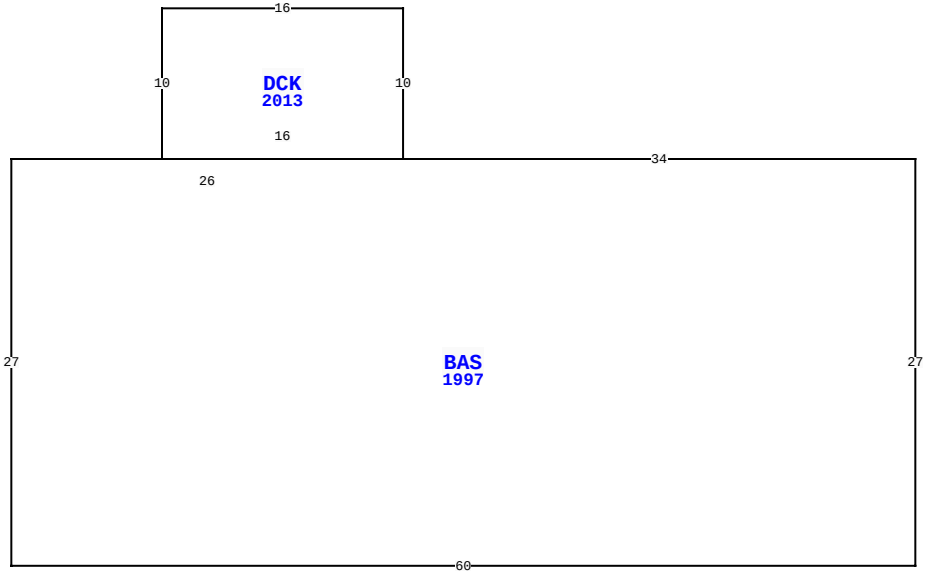
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	111,624
DCK	160	15	24	1,654
TOTALS	1,780		1,644	113,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,644	139.2000	104.40	171,634	1997	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2024 Heated Area: 1620 HX Base Yr 2024



8854 US HWY 301, 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		113,278
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		108,450
TOTAL MARKET VALUE		223,328
SOH/AGL Deduction		0
ASSESSED VALUE		223,328
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,328
TOTAL JUST VALUE		223,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1513	6/27/2023	SW	U	I	11	100
GRANTOR: WILLIAMS DARIAN						
GRANTEE: WILLIAMS DARIAN REV						
2585/1369	8/19/2022	WD	Q	I	01	269,500
GRANTOR: MULDER KELLY & TINA						
GRANTEE: WILLIAMS DARIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W34 DCK=[YR=2013] N10 W16 S10 E16$ W26 S27 E60 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0004	OR	0.00	0.00	4.82	AC		1.00	1.00	0.90	25,000.00	22,500.00	108,450							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 4.82 Total Land Value: 108,450 Market: 0 Agricultural: 0 Common: 108,450 PRINTED 08/06/2024 BY SYS