IN OR 909/605 &
CASE #16-2005-DR-0603-FM &
IN OR 1631/1536

HEHN RANDAL W
6801 MOJAVE LN
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0001-0150

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	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

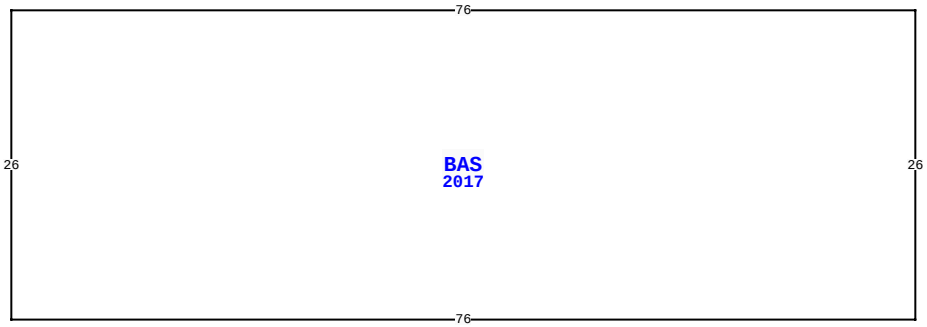
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	155,788
TOTALS	1,976		1,976	155,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	116.8000	87.60	173,098	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2000 Heated Area: 1976 HX Base Yr 2000



6801 MOJAVE LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,788
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		185,788
SOH/AGL Deduction		69,114
ASSESSED VALUE		116,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		66,674
TOTAL JUST VALUE		185,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800623	CO ISSUED	0	01/19/2018
17003381	MH MOVE-ON	0	06/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1631/1536	5/12/2006	QC	U	I	21	100
GRANTOR: HEHN LORI M						
GRANTEE: HEHN RANDAL W						
0909/0605	11/29/1999	WD	U	I	13	28,900
GRANTOR: HASSELL MARK O						
GRANTEE: HEHN RANDAL & LORI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S26 E76 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS