PT OF SE1/4 OF SW1/4
IN OR 744 PG 1604
2002 SPRI DW

HIIS WALTER G/MCGURN DIANA M
6900 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

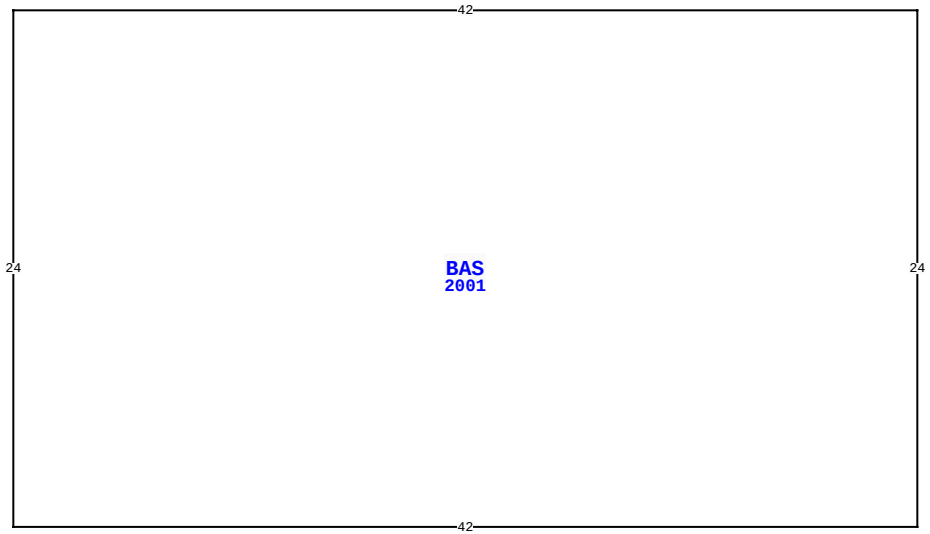
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	42,312
TOTALS	1,008		1,008	42,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,008	116.6000	87.45	88,150	2001	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1996 Heated Area: 1008 HX Base Yr 1996



6900 CR 119, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,312
TOTAL MARKET OB/XF VALUE		922
TOTAL LAND VALUE - MARKET		122,500
TOTAL MARKET VALUE		165,734
SOH/AGL Deduction		94,944
ASSESSED VALUE		70,790
TOTAL EXEMPTION VALUE	HX HB DX	50,790
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		165,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013612	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0744/1604	11/22/1995	WD	Q	I		45,000
GRANTOR: PLUMMER STEPHANIE LEE						
GRANTEE: HIIS WALTER G & DIA						
0607/1227	9/19/1990	WD	Q	I		45,000
GRANTOR: KILLIAN RUTH						
GRANTEE: PLUMMER CHARLES F J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W42 S24 E42 N24 $.

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	0752	USP	0	100	24	8	192.00	SF	15.00	15.00	100	2003	2003	3	32	922	

LAND DESCRIPTION

TOTAL OB/XF 922

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	4.90	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,500							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 4.90 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 08/06/2024 BY SYS