OR 171 PG 221
RP 1482 & 1483
EX ESMT OR 591/127 & 4-25

GOLDEN J C JR & LINDA M
6403 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0004-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

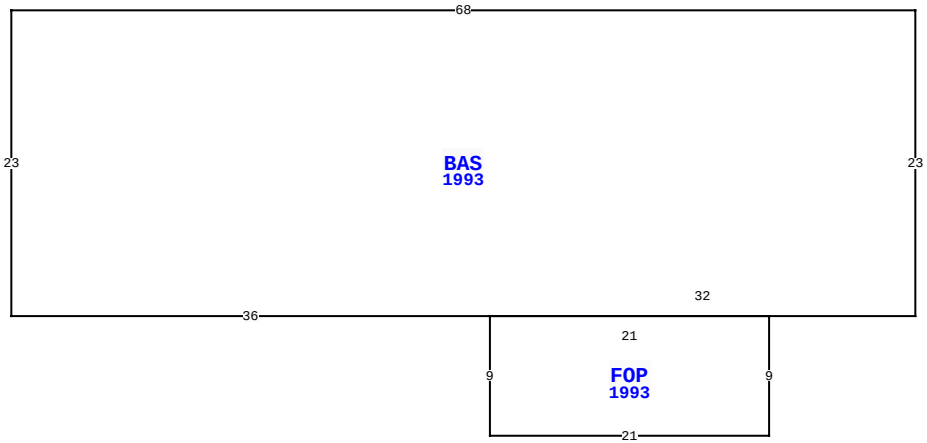
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1,564	40,727
FOP	189	30	57	1,484
TOTALS	1,753		1,621	42,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,621	124.0000	86.80	140,703	1974	1974	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1564 HX Base Yr



6403 CR 119, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,804
TOTAL MARKET OB/XF VALUE		11,792
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		124,696
SOH/AGL Deduction		66,554
ASSESSED VALUE		58,142
TOTAL EXEMPTION VALUE	HX HB	33,142
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		124,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9377	H/AC	2,500	11/11/1993
8057	MH MOVE-ON	13,100	02/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0171/0221	1/01/1974	WD	Q	V		7,900

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S23 E36 FOP=[YR=1993] S9 E21 N9 W21$ E32 N23$.

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	29	16	464.00	SF	85.00	85.00	100	1980	1980	3	20	7,888	
2	0845	KOOL DECK	0	100	0	0	540.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,272	
3	0810	CONCRETE A	0	100	16	24	384.00	SF	6.50	6.50	100	1992	1992	3	64	1,597	
4	0681	POLE SHED	0	100	0	0	300.00	SF	15.00	15.00	100	1995	1995	3	23	1,035	

LAND DESCRIPTION

TOTAL OB/XF 11,792

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	0004	OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,100							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 2.07 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/06/2024 BY SYS

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Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

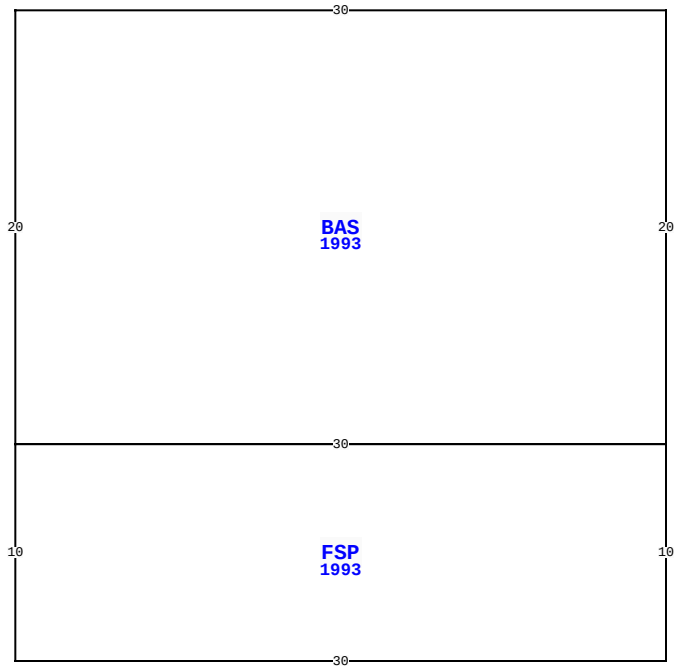
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	7,161
FSP	300	40	120	1,432
TOTALS	900		720	8,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	68.2000	23.87	17,186	1992	1992	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 600 HX Base Yr



6403 CR 119, BRYCEVILLE

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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/26/2024 BY WWA Total Acres: 2.07 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 08/06/2024 BY SYS