S1/2 OF E1/2 OF E1/2 OF GOVT
LOT 8 IN OR 2280/67
R497904 & R497905

JARRELL JESSIE & CHRISTOPHER
13568 MOELLER PL
BRYCEVILLE, FL 32009

2024

20-1N-23-0000-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

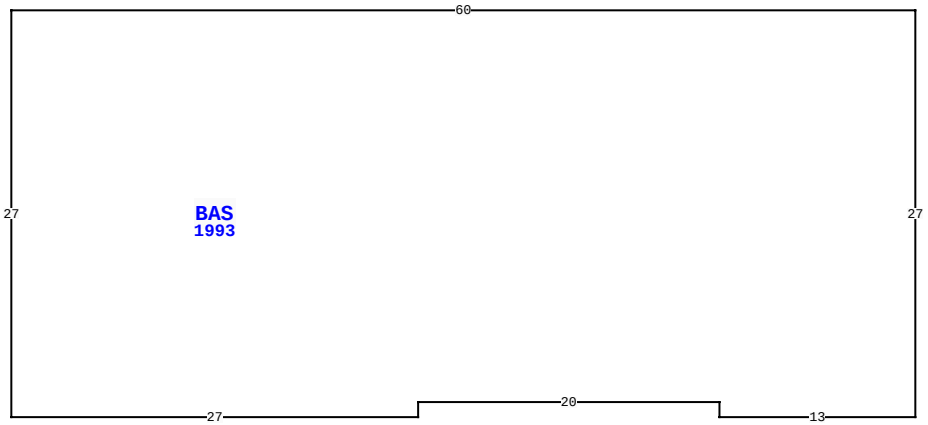
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	41,395
TOTALS	1,600		1,600	41,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,600	123.2000	86.24	137,984	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1600 HX Base Yr



13450 MOELLER PL, 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	41,395
TOTAL MARKET OB/XF VALUE	1,992
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	173,387
SOH/AGL Deduction	85,581
ASSESSED VALUE	87,806
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,806
TOTAL JUST VALUE	173,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0067	5/29/2019	SW	U	I	12	39,000
GRANTOR: SPRINGLEAF MTG LOAN T						
GRANTEE: JARRELL JESSIE & CH						
2090/1503	12/27/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E27 N1 E20 S1 E13 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	0351	CARPORT MT	0	0	30	20	600.00	SF	6.60	6.60	100	2000	2000	3	20	792	
2	0751	UOP	0	0	60	8	480.00	SF	10.00	10.00	100	1997	1997	3	25	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,992

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 5.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS