PT SW1/4 OF SEC 21-2S-23E
PT OR 2657/1091
BEING ONLY THAT

HOLTON LINDSEY & TRISTAN
2333 CARTER ST
BRYCEVILLE, FL 32009

2024

21-2S-23-0000-0007-0040

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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	06	Quality Level 06

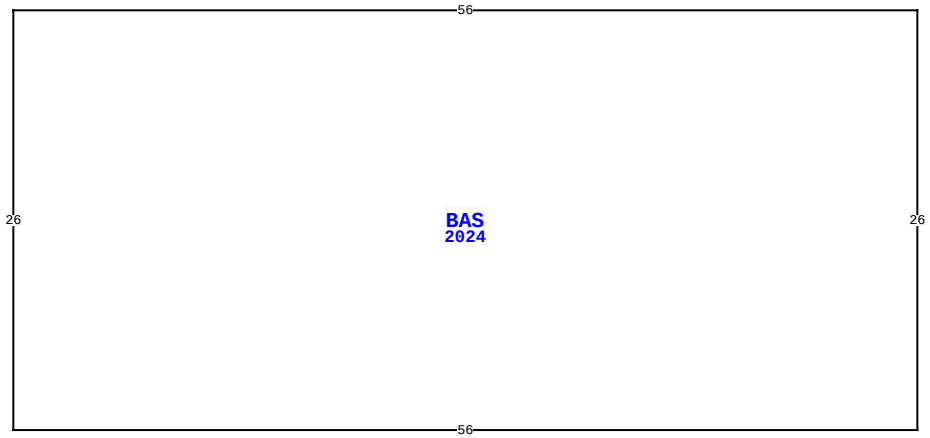
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	134,270
TOTALS	1,456		1,456	134,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,456	124.2000	93.15	135,626	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 1456 HX Base Yr 2024



2333 CARTER ST, 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		134,270
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		180,170
SOH/AGL Deduction		0
ASSESSED VALUE		180,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,170
TOTAL JUST VALUE		180,170
NCON VALUE		134,270
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005604	CO ISSUED		04/28/2023
230004884	REPLACE MH		04/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1091	7/28/2023	WD	Q	I	01	250,000
GRANTOR: 2333 CARTER STREET BR						
GRANTEE: HOLTON LINDSEY & TR						
2602/1323	10/19/2022	WD	U	I	37	45,000
GRANTOR: COLLETTE GERALD						
GRANTEE: KOHLER ROSS TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] S26 E56 N26 W56 $
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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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,900							

REVIEW DATE 04/25/2023 BY WW Total Acres: 1.53 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 08/06/2024 BY SYS