PT OR 2619/166
EX R/W OR 976/991

CROSBY WILLIAM
14164 US HIGHWAY 301
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

14156 US HWY 301, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,000
TOTAL MARKET VALUE	69,000
SOH/AGL Deduction	0
ASSESSED VALUE	69,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,000
TOTAL JUST VALUE	69,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240004049	INSTALL 2013 DOUB	0	04/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2619/0166	2/06/2023	TD	U	V	37	45,000
GRANTOR: BROOKS OLIVIA A & IVI						
GRANTEE: CROSBY WILLIAM						
1415/0396	5/25/2006	QC	U	I	01	100
GRANTOR: BROOKS IVIE EUGENE JR						
GRANTEE: BROOKS OLIVIA A & I						

BUILDING NOTES

BUILDING DIMENSIONS

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 06/25/2024 BY WW Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/06/2024 BY SYS