PT OF SEC 29-1S-23E
IN OR 2520/1754
R583729

NELSON ERIK WALTER & JOYCE CLEMENT
8074 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2024

29-1S-23-0000-0004-0010

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	Quality Level 05

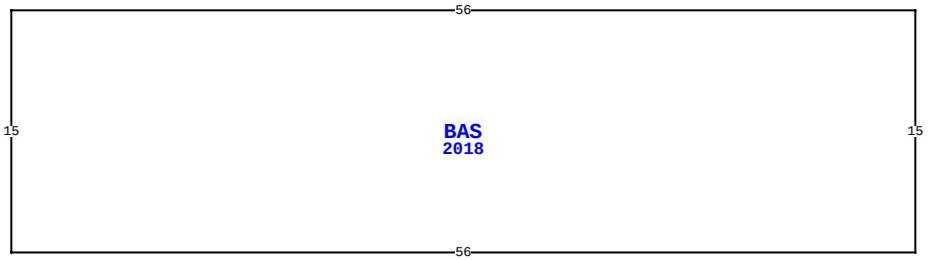
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	84,919
TOTALS	840		840	84,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	138.9600	104.22	87,545	2018	2020	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 0 Heated Area: 840 HX Base Yr



8036 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,919
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	114,919
SOH/AGL Deduction	5,345
ASSESSED VALUE	109,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,574
TOTAL JUST VALUE	114,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000918	CO ISSUED	0	01/26/2018
18000388	MH MOVE-ON	0	01/05/2018
18000388	MH MOVE-ON	0	01/05/2018
17007527	DEMOLITION	2,900	11/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2520/1754	12/06/2021	WD	Q	I	01	125,000
GRANTOR: COGGIN PATRICIA C & L						
GRANTEE: NELSON ERIK WALTER						
2503/0074	10/04/2021	FJ	U	I	11	0
GRANTOR: CAMPBELL REVIA LEE ES						
GRANTEE: COGGIN PATRICIA C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S15 E56 N15$.

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	000102	C	SFR/MH	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS