PT OF GOVT LOT 1 & GOVT LOT 2
IN OR 1707/562
R787316 & R787317

PROCTOR JOHN D
6815 LEE LANE
BRYCEVILLE, FL 32009

2024

32-1S-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

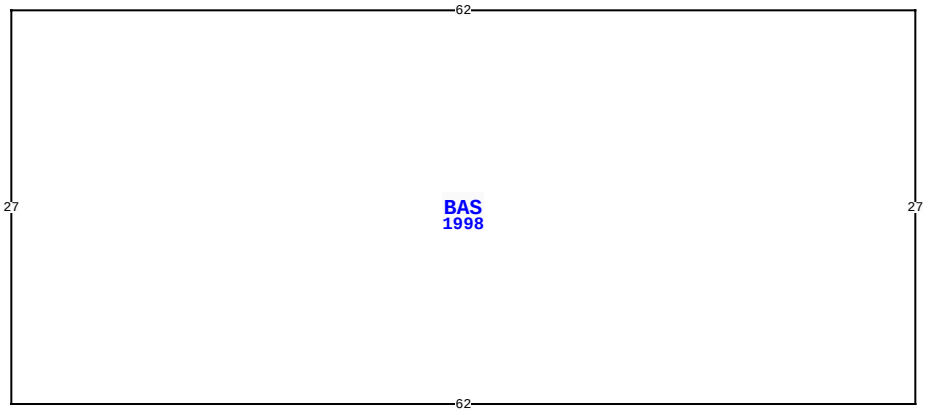
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	73,908
TOTALS	1,674		1,674	73,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,674	140.1600	105.12	175,971	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1999 Heated Area: 1674 HX Base Yr 1999



6815 LEE LN, 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		73,908
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		106,743
SOH/AGL Deduction		52,154
ASSESSED VALUE		54,589
TOTAL EXEMPTION VALUE	HX HB	29,589
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982228	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1824	12/04/2021	WD	U	I	11	100
GRANTOR: HANEY CHRISTEEN A						
GRANTEE: PROCTOR JOHN D						
1707/0562	10/26/2010	QC	U	I	11	100
GRANTOR: PROCTOR KIMBERLY S						
GRANTEE: PROCTOR JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W62 S27 E62 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	

TOTAL OB/XF 2,835

LAND DESCRIPTION

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS