

LOT 1
EX R/W OR 1009/802
THE PINES #1 PB 5/78 & 79

GORDON JASON
13492 US HWY 301
BRYCEVILLE, FL 32009

2024

33-1N-24-2050-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	06	DIST 1D 100	
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,280	100	2,280
			SUBAREA MARKET VALUE
			189,742
TOTALS	2,280		2,280
			189,742

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,280	116.8000	87.60	199,728	2019	2019	0	0	5.00	95.00	
1 M/H 94+ - 100% - 2020			Heated Area: 2280			HX Base Yr 2020						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2019</div> </div>												
13492 US HWY 301, BRYCEVILLE												
BLD DATE			LGL DATE			06/13/2023						MLU
XF DATE			LAND DATE									
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			189,742
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			219,742
SOH/AGL Deduction			55,198
ASSESSED VALUE			164,544
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			114,544
TOTAL JUST VALUE			219,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012082	CO ISSUED	0	11/21/2019
B1428781	DEMOLITION	0	05/01/2014
B20820	DEMOLITION	500	12/01/2007
P12725	OTHER	0	09/01/2007
C4998	CO ISSUED	0	01/01/2007
MH074998	MH MOVE-ON	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0094	7/03/2019	QC	U	I	11	100
GRANTOR: KUDZUE 3 TRUCKING & P						
GRANTEE: GORDON JASON						
1673/1701	4/29/2009	WD	Q	I	01	40,000
GRANTOR: WILKERSON MAYDELL						
GRANTEE: KUDZUE 3 TRUCKING &						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W76 S30 E76 N30\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0004	OR	197.00	234.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								