LOT 10 R787333
IN OR 663/1332
EX R/W OR 1011/1798

WILKERSON FRANK W JR
13170 US HWY 301
BRYCEVILLE, FL 32009

2024

33-1N-24-2050-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

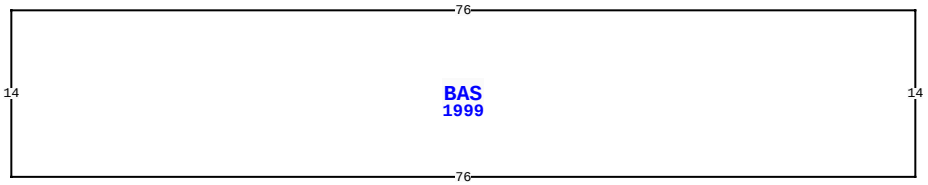
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	21,942
TOTALS	1,064		1,064	21,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.2000	68.74	73,139	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1995 Heated Area: 1064 HX Base Yr 1995



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		21,942
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		33,900
TOTAL MARKET VALUE		56,946
SOH/AGL Deduction		29,582
ASSESSED VALUE		27,364
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,364
TOTAL JUST VALUE		56,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0663/1332	7/23/1992	WD	U	I	10	8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						
0519/0534	6/05/1987	AD	Q	V		8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						

13170 US HWY 301, BRYCEVILLE

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

BUILDING NOTES

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	0752	USP	0	100	8	8	64.00	SF	15.00	15.00	100	1997	1997	3	25	240	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E76 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 1,104

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	0004	OR	215.00	242.00	1.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,900							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.13 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 08/06/2024 BY SYS