LOT 25
EX R/W OR 983/1940
2006 SCTB DW/MH

HARROLD KELSEY LEE
12688 US HWY 301
BRYCEVILLE, FL 32009

**2024**

**33-1N-24-2050-0025-0000**

## 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 | 04 | Quality Level 04 |

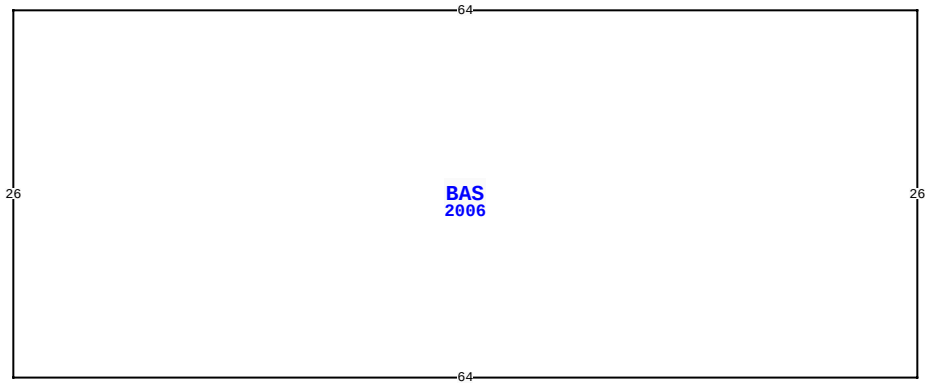
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,664 | 100 | 1,664 | 92,999 |
| TOTALS | 1,664 | | 1,664 | 92,999 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,664 | 128.4800 | 96.36 | 160,343 | 2006 | 2006 | 0 | 0 | 0 | 42.00 | 58.00 |

1 M/H 94+ – 100% - 2023 Heated Area: 1664 HX Base Yr 2023




## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 92,999 |
| TOTAL MARKET OB/XF VALUE | | 7,732 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 130,731 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 130,731 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 80,731 |
| TOTAL JUST VALUE | | 130,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 127,838 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH4852 | MH MOVE-ON | 0 | 11/09/2006 |
| E18190 | ELEC OTHER | 0 | 10/01/2006 |
| M12135 | MECH OTHER | 0 | 10/01/2006 |
| P11636 | OTHER | 0 | 10/01/2006 |
| B18463 | FOUNDATION | 1,950 | 09/01/2006 |
| WE00461 | OTHER | 0 | 08/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2548/0479 | 3/07/2022 | WD | Q | I | 01 | 150,000 |
| GRANTOR: HINES WILLIAM B & HIN | | | | | | |
| GRANTEE: HARROLD KELSEY LEE | | | | | | |
| 1480/1762 | 2/26/2007 | WD | U | I | 07 | 100 |
| GRANTOR: HINES WANDA FAYE | | | | | | |
| GRANTEE: HINES WILLIAM B & | | | | | | |

12688 US HWY 301, BRYCEVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/15/2007 | JH | 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 | 0754 | FOP | 0 | 100 | 17 | 11 | 187.00 | SF | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 78 | 2,188 | |
| 2 | 0753 | UEP | 0 | 100 | 20 | 15 | 300.00 | SF | 22.00 | 22.00 | 100 | 2017 | 2017 | 3 | 84 | 5,544 | |

## BUILDING DIMENSIONS

BAS=[YR=2006] W64 S26 E64 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 7,732

| 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 | 157.00 | 254.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS