

LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

2024

33-1N-24-2051-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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

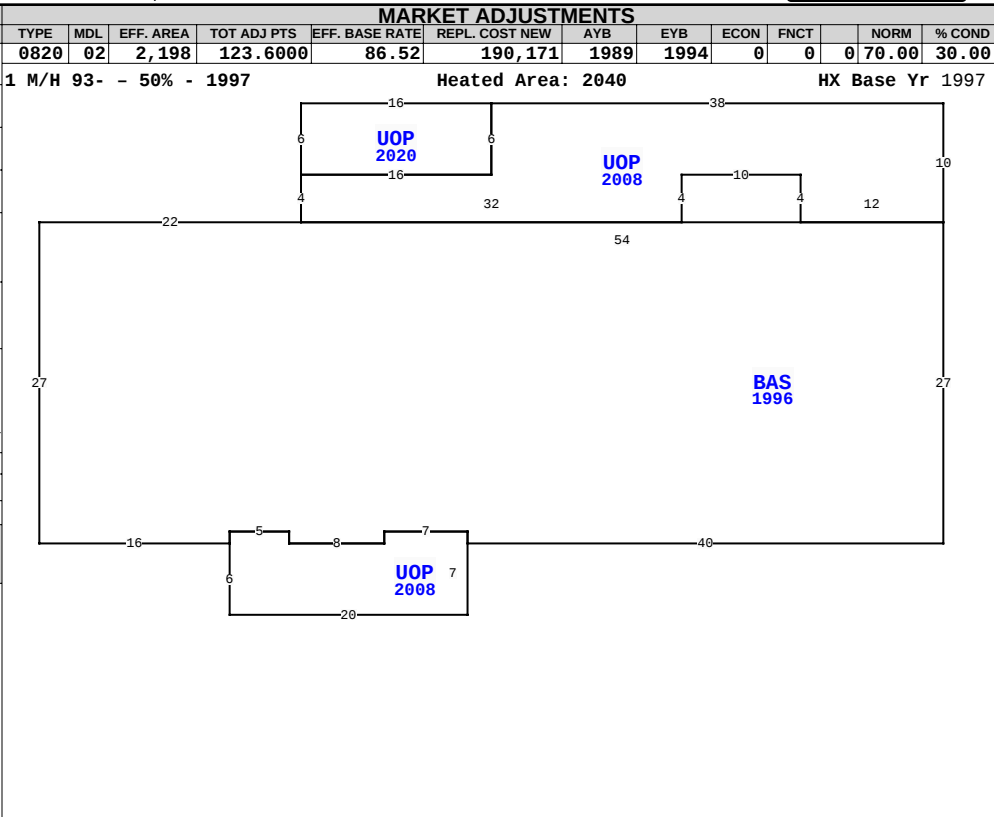
Quality	03	Quality Level 03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2,040	52,950
UOP	132	25	33	857
UOP	404	25	101	2,622
UOP	96	25	24	623

TOTALS	2,672	2,198	57,051
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	50	16	16	256.00	SF	28.00
3	0510	GARAGE WD-	0	50	24	19	456.00	SF	17.50
4	0753	UEP	0	0	12	8	96.00	SF	22.00
5	0753	UEP	0	0	8	4	32.00	SF	22.00
6	0300	BOAT DCK W	0	50	12	8	96.00	SF	20.00
7	0810	CONCRETE A	0	50	24	4	96.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	50	0004	OR	0.00	0.00	2.62



12663 US HWY 301, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0510	GARAGE WD-	0	50	16	16	256.00	SF	28.00	28.00	100	1996	1996	3	24	1,720	
3	0510	GARAGE WD-	0	50	24	19	456.00	SF	17.50	17.50	100	2005	2005	3	40	3,192	
4	0753	UEP	0	0	12	8	96.00	SF	22.00	22.00	100	2012	2012	3	68	1,436	
5	0753	UEP	0	0	8	4	32.00	SF	22.00	22.00	100	2012	2012	3	68	479	
6	0300	BOAT DCK W	0	50	12	8	96.00	SF	20.00	20.00	100	2012	2012	3	68	1,306	
7	0810	CONCRETE A	0	50	24	4	96.00	SF	6.50	6.50	100	2020	2020	3	99	618	

TOTAL OB/XF													11,061	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
04 OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	30,000.00	30,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 3		6
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 6		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										114,895		
TOTAL LAND VALUE - MARKET										78,600		
TOTAL MARKET VALUE										204,556		
SOH/AGL Deduction										70,280		
ASSESSED VALUE										134,276		
TOTAL EXEMPTION VALUE										WR VX HA HAB		
BASE TAXABLE VALUE										35,543		
TOTAL JUST VALUE										98,733		
NCON VALUE										204,556		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										200,019		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010961	GARAGE	35,935	11/10/2020
MH0101	MH MOVE-ON	0	11/01/2008
MH0101	CO ISSUED	0	10/21/2008
E21318	CHNGE SRVC	0	10/01/2008
M14193	H/AC	0	10/01/2008
P13503	NEW CONSTR	0	10/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1518	6/21/2022	QC	U	I	11	100	
GRANTOR: OTT JAMES R							
GRANTEE: OTT ROBERT A							
1808/0418	8/21/2012	QC	U	I	11	18,500	
GRANTOR: OTT JAMES R							
GRANTEE: OTT JAMES R & ROBER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2008] W38 UOP=[YR=2020] W16 S6 E16 N6 \$ S6 W16 S4									
BAS=[YR=1996] W22 S27 E16 UOP=[YR=2008] S6 E20 N7 W7 S1 W8									
N1 W5 S1 \$ N1 E5 S1 E8 N1 E7 S1 E40 N27 W54 \$ E32 N4 E10 S4									
E12 N10 \$.									

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