

LOT 16  
IN OR 2243/1068  
R673234 & R673235

GREENE HOWARD J JR  
12539 US HWY 301  
BRYCEVILLE, FL 32009

2024

33-1N-24-2051-0016-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 90   |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 13 | LVT/LAMMT 80   |
| Interior Floor           | 14 | CARPET 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  | 06   | Quality Level 06 |
| DOR CODE | 0200 | MOBILE HOME      |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8001.00 |
|------------------|---------|

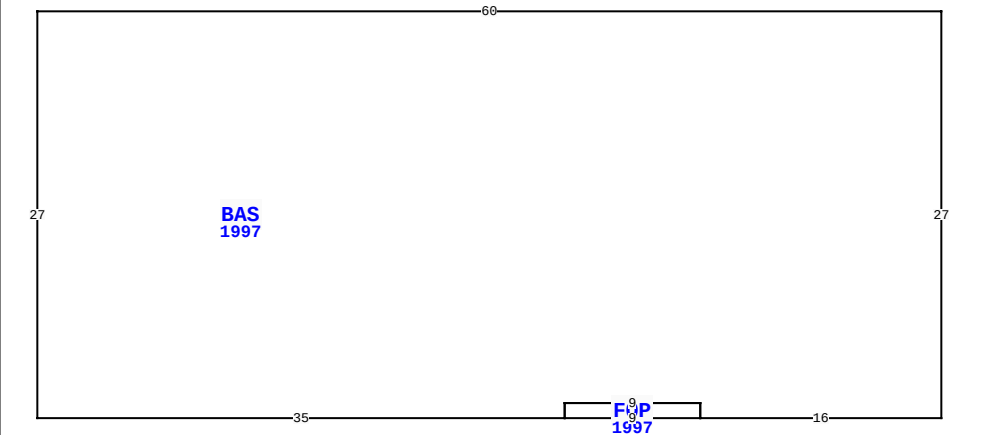
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,611            | 100         | 1,611        | 85,840               |
| FOP       | 9                | 30          | 3            | 160                  |

|        |       |  |       |        |
|--------|-------|--|-------|--------|
| TOTALS | 1,620 |  | 1,614 | 86,000 |
|--------|-------|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0803       | ASPHALT C   | 0   | 100 | 0  | 0  | 3,248.00 | SF | 2.00     | 2.00           |       |
| 3              | 0465       | FNC GT 15'  | 0   | 100 | 0  | 0  | 1.00     | UT | 900.00   | 900.00         |       |
| 6              | 0680       | POLE SHED   | 0   | 100 | 18 | 20 | 360.00   | SF | 10.00    | 10.00          |       |
| 8              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 320.00   | SF | 10.00    | 10.00          |       |
| 9              | 0681       | POLE SHED   | 0   | 100 | 16 | 16 | 256.00   | SF | 15.00    | 15.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000102   | C   | SFR/MH               | 100 | 0004 | OR       | 0.00  | 0.00  | 1.31        | AC        |       |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                    | 02  | 1,614     | 161.4600    | 121.10         | 195,455        | 1994 | 1999 | 0    | 0    | 56.00 | 44.00  |
| 1 M/H 94+ - 100% - 2019 |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 1611       |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2019         |     |           |             |                |                |      |      |      |      |       |        |



|                              |          |           |            |     |
|------------------------------|----------|-----------|------------|-----|
| 12539 US HWY 301, BRYCEVILLE | BLD DATE | LGL DATE  | 06/13/2023 | MLU |
|                              | XF DATE  | LAND DATE |            |     |
|                              | INC DATE | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |             |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | PAGE 1 of 2 |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 151,634     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 14,899      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 39,300      |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 205,833     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 53,193      |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 152,640     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 102,640     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 205,833     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 216,738     |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B1633330   | NEW CONSTR  | 53,556 | 11/02/2016 |
| MH97       | MH MOVE-ON  | 0      | 06/01/1997 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2243/1068                     | 12/06/2018 | WD           | Q      | I      | 01        | 185,000       |  |
| GRANTOR: HIGGINBOTHAM JIMMY L |            |              |        |        |           |               |  |
| GRANTEE: GREENE HOWARD J JR   |            |              |        |        |           |               |  |
| 1480/1223                     | 2/23/2007  | WD           | Q      | I      |           | 82,000        |  |
| GRANTOR: MIZELL LARRY & JASON |            |              |        |        |           |               |  |
| GRANTEE: HIGGINBOTHAM JIMMY   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1997] W60 S27 E35 FOP=[YR=1997] E9 N1 W9 S1 \$ N1 E9 S1 E16 N27 \$ . |  |  |  |  |  |  |  |  |  |  |  |

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