LOT 28
IN OR 2627/1478
THE PINES #3 PBK 5/331-332

TOSCANO DENISE/WENDT WENDY
12915 US 301
BRYCEVILLE, FL 32009

2024

33-1N-24-2052-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

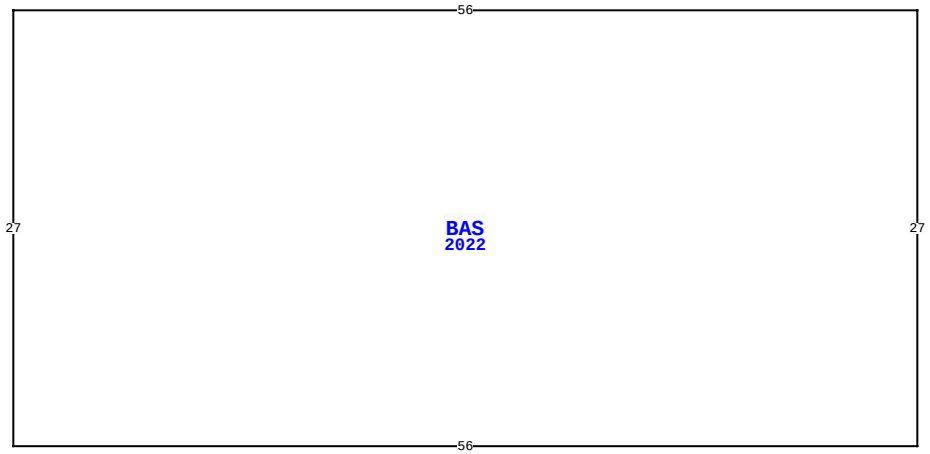
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	143,251
TOTALS	1,512		1,512	143,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	127.6000	95.70	144,698	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1512 HX Base Yr



12915 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	143,251
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,200
TOTAL MARKET VALUE	177,451
SOH/AGL Deduction	0
ASSESSED VALUE	177,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,451
TOTAL JUST VALUE	177,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003944	CO ISSUED	0	08/01/2022
22008436	MH MOVE-ON	0	06/01/2022
MH982292	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1478	3/24/2023	WD	Q	I	02	229,900
GRANTOR: MO 12909 US HWY 301 T						
GRANTEE: TOSCANO DENISE ET A						
2551/0120	3/23/2022	WD	U	I	11	100
GRANTOR: MO 12909 US HWY 301 T						
GRANTEE: MO 12909 US HWY 301						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S27 E56 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.14	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,200							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 1.14 Total Land Value: 34,200 Market: 0 Agricultural: 0 Common: 34,200 PRINTED 08/06/2024 BY SYS