PT GOVT LOT 6 OF SEC 33-1S-23E
IN OR 2244/936
{2008 OAK SPRINGS DW/MH}

SIMMONS ROBERT CARLETON
6623 CR 121
BRYCEVILLE, FL 32009

2024

33-1S-23-0000-0004-0020

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	14	CARPET 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

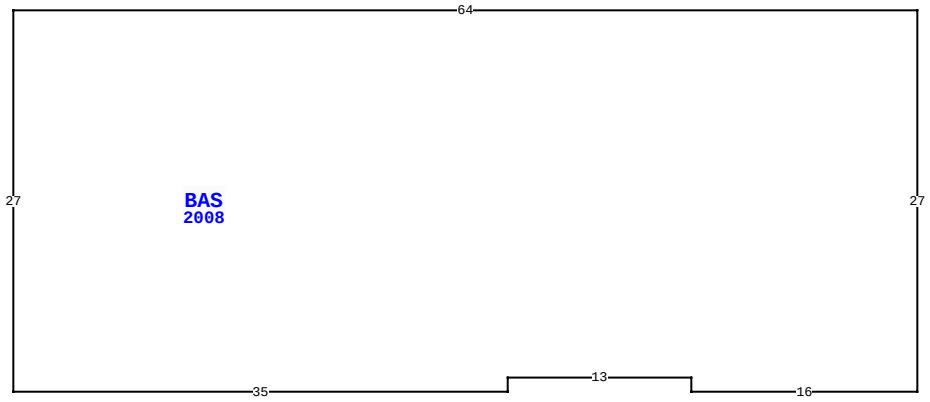
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1,715	122,048
TOTALS	1,715		1,715	122,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	131.7800	98.84	169,511	2008	2013	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2019 Heated Area: 1715 HX Base Yr 2019



6623 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,048
TOTAL MARKET OB/XF VALUE		4,378
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		226,426
SOH/AGL Deduction		83,460
ASSESSED VALUE		142,966
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,966
TOTAL JUST VALUE		226,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5113	CO ISSUED	0	10/06/2008
M14038	MECH OTHER	0	08/01/2008
P13415	OTHER	0	08/01/2008
7858	MH MOVE-ON	24,500	07/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0936	12/18/2018	WD	Q	I	01	162,300
GRANTOR: CIRCLE S PROPERTIES L						
GRANTEE: SIMMONS ROBERT CARL						
2222/0185	8/13/2018	SW	U	I	12	85,600
GRANTOR: SELENE FINANCE LP						
GRANTEE: CIRCLE S PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S27 E35 N1 E13 S1 E16 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
1	0811	CONCRETE B	0	100	30	26	780.00	SF	5.20	5.20	100	2000	2000	3	79	3,204	
2	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	2000	2000	3	79	796	
3	1242	WD DECK A	0	100	14	6	84.00	SF	10.00	10.00	100	2010	2010	3	45	378	

LAND DESCRIPTION

TOTAL OB/XF 4,378

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	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/19/2019 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS