PT OF LOT 2 (S-10)
IN OR 1033/1984 & OR 2001/1149
1997 SHOR TW/MH

MCKNIGHT MISTY N &/CLARK YVONNE L
14023 ROLLO DR
BRYCEVILLE, FL 32009

2024

37-1N-24-2220-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

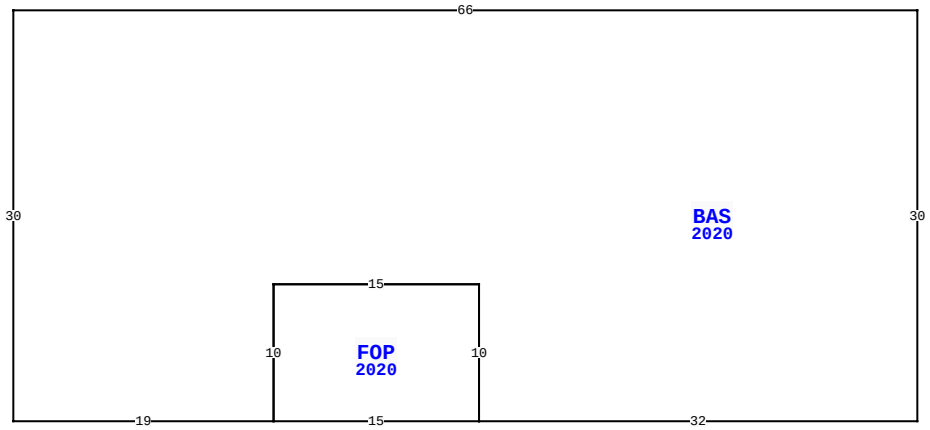
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	1,830	186,279
FOP	150	30	45	4,580
TOTALS	1,980		1,875	190,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,875	139.9200	104.94	196,762	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 50% - 2003 Heated Area: 1830 HX Base Yr 2003



14023 ROLLO DR, 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		208,415
TOTAL MARKET OB/XF VALUE		7,807
TOTAL LAND VALUE - MARKET		111,600
TOTAL MARKET VALUE		249,396
SOH/AGL Deduction		63,999
ASSESSED VALUE		185,397
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		135,397
TOTAL JUST VALUE		327,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000421	CO ISSUED	0	01/15/2020
19009732	DEMOLITION	2,400	09/16/2019
E21706	ELEC OTHER	2,000	04/01/2009
B22337	XFOB	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2001/1149	7/30/2015	QC	U	I	30	23,000
GRANTOR: MCKNIGHT MISTY N & BR						
GRANTEE: MCKNIGHT MISTY N						
1033/1984	1/31/2002	WD	U	I		120,000
GRANTOR: RAHIM RAMENI						
GRANTEE: CLARK YVONNE & MIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S30 E19 FOP=[YR=2020] E15 N10 W15 S10$ N10 E15 S10 E32 N30$.

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	0810	CONCRETE A	0	50	41	3	123.00	SF	6.50	6.50	100	2001	2001	3	80	640	
2	0811	CONCRETE B	0	50	0	0	792.00	SF	5.20	5.20	100	2006	2006	3	87	3,583	
3	0680	POLE SHED	0	50	56	16	896.00	SF	10.00	10.00	100	2005	2005	3	40	3,584	

LAND DESCRIPTION

TOTAL OB/XF 7,807

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	005000	C	RURAL HOME	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.20	AC		1.00	1.00	1.00	370.00	370.00	3,034							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	70.00	70.00	140							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,600							

REVIEW DATE 02/23/2021 BY TW Total Acres: 11.20 Total Land Value: 33,174 Market: 81,600 Agricultural: 3,174 Common: 30,000 PRINTED 08/06/2024 BY SYS

PT OF LOT 2 (S-10)
IN OR 1033/1984 & OR 2001/1149
1997 SHOR TW/MH

MCKNIGHT MISTY N &/CLARK YVONNE L
14023 ROLLO DR
BRYCEVILLE, FL 32009

2024

37-1N-24-2220-0002-0100

BUILDING CHARACTERISTICS

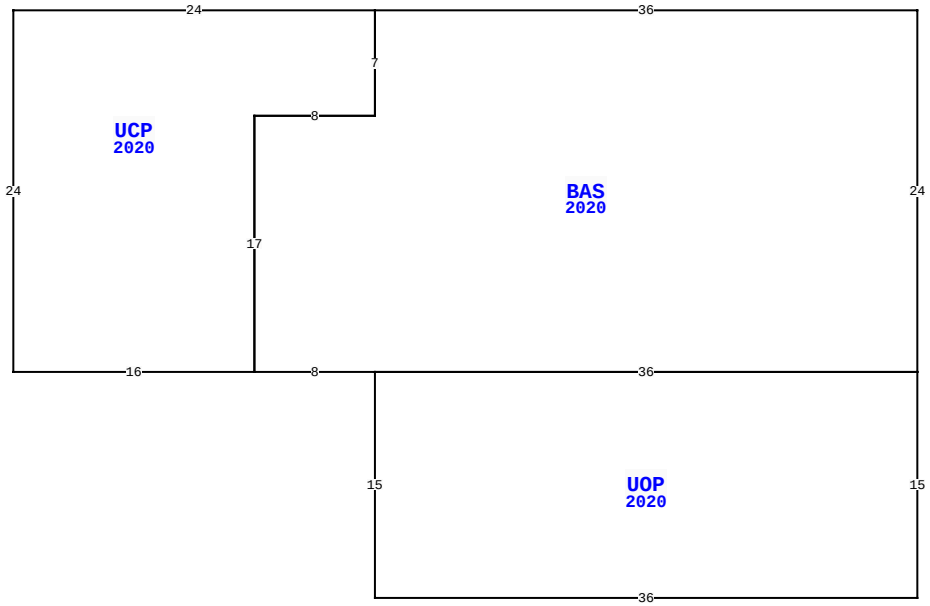
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	14,678
UCP	440	20	88	1,292
UOP	540	20	108	1,585
TOTALS	1,980		1,196	17,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,196	30.7400	15.37	18,383	2020	2020	0	0	0	4.50	95.50

2 ACCESORY U – 50% - 2003 Heated Area: 1000 HX Base Yr 2003



14023 ROLLO DR, BRYCEVILLE

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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1033/1984	1/31/2002	WD	U	I		120,000
GRANTOR: RAHIM RAMENI						
GRANTEE: CLARK YVONNE & MIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W36 UCP=[YR=2020] W24 S24 E16 N17 E8 N7$ S7 W8 S17 E8 UOP=[YR=2020] S15 E36 N15 W36$ E36 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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