IN OR 123 PG 662

LORD CHARLOTTE L/E/
2853 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2025

04-1S-23-0000-0009-0070

BUILDING CHARACTERISTICS

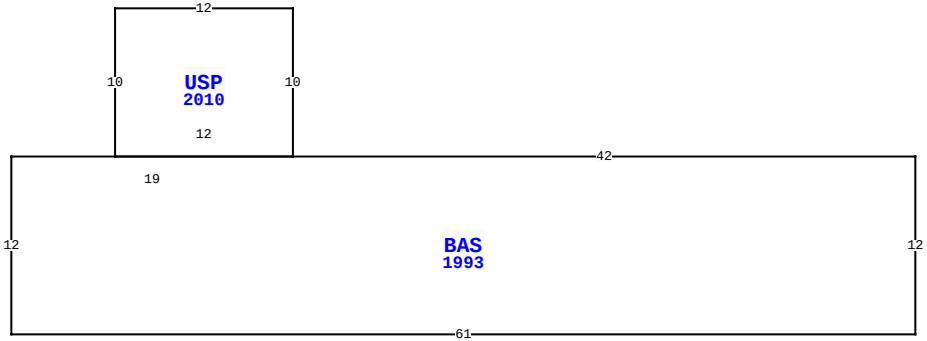
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	1993	732	15,354
USP	120	50	2010	60	1,259
TOTALS	852			792	16,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	87.4000	69.92	55,377	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 732 HX Base Yr 2024



2853 EASTWOOD DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,613
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		128,700
TOTAL MARKET VALUE		145,313
SOH/AGL Deduction		1,319
ASSESSED VALUE		143,994
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		88,272
TOTAL JUST VALUE		145,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8178	MH MOVE-ON	2,000	05/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/36	11/18/2024	LE	U	I	11	100
GRANTOR: LORD CHARLOTTE						
GRANTEE: GERARD DANIEL RAY						
2673/856	10/12/2023	FJ	U	I	11	0
GRANTOR: LORD JOSEPH B JR EST						
GRANTEE: LORD CHARLOTTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 USP=[YR=2010] N10 W12 S10 E12$ W19 S12 E61 N12$.

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	000100	C	RES	100	0005	OR	0.00	0.00	6.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	128,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.60 Total Land Value: 128,700 Market: 0 Agricultural: 0 Common: 128,700 PRINTED 07/30/2025 BY SYS