

THOMAS OTIS R/LEE MICHELLE L
12815 COUNTY ROAD 121
BRYCEVILLE, FL 32009

04-1S-23-2052-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY								PAGE 1 of 1	6			
Exterior Wall		30	VINYL 100		0820	02	1,832	115.2000	92.16	168,837	1993	1993	0	0	0	70.00	30.00	VALUATION BY				STANDARD								
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 2004										Heated Area: 1768				HX Base Yr 2004				Tax Group: 6				Tax Dist:			
Roof Cover		01	MINIMUM 100																BUILDING MARKET VALUE				50,651							
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE				0							
Interior Floor		14	CARPET 80																TOTAL LAND VALUE - MARKET				39,015							
Interior Floor		08	SHT VINYL 20																TOTAL MARKET VALUE				89,666							
Air Condition		03	CENTRAL 100																SOH/AGL Deduction				49,874							
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE				39,792							
Bedrooms			4 100		TOTAL EXEMPTION VALUE				HX HB				25,000																	
Bathrooms			2 100		BASE TAXABLE VALUE								14,792																	
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE								89,666																	
Stories		1.	1. 100		NCON VALUE								0																	
Units			0 100		INCOME VALUE																									
					PREVIOUS YEAR MKT VALUE								70,330																	
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	1,768	100	2007	1,768	48,882																									
UOP	254	25	2018	64	1,769																									
TOTALS		2,022			1,832	50,651	12815 CR 121, BRYCEVILLE										BLD DATE				LGL DATE		05/21/2025		MLU					
EXTRA FEATURES							XF DATE				LAND DATE				AG DATE															
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						
1	000100	C	RES	100		OR	0.00	0.00	1.02	AC		1.00	1.00	0.85	45,000.00	38,250.00	39,015													