LOT 2 2003 MERT DW/MH
IN OR 1116/899
ESMT OR 1129/522

GERDING DEBRA/PARKS FAY
PO BOX 248
BRYCEVILLE, FL 32009

2025

04-1S-23-2052-0002-0000

BUILDING CHARACTERISTICS

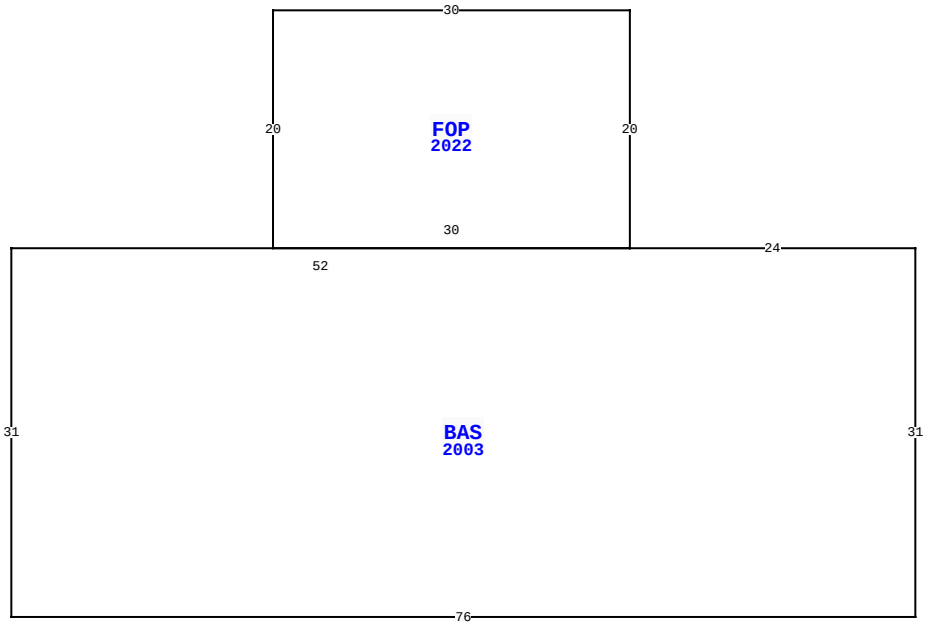
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,356	100	2003	2,356	117,753
FOP	600	30	2022	180	8,997
TOTALS	2,956			2,536	126,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,536	117.6000	99.96	253,499	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2004 Heated Area: 2356 HX Base Yr 2004



12775 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,750
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		171,750
SOH/AGL Deduction		80,432
ASSESSED VALUE		91,318
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		35,596
TOTAL JUST VALUE		171,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034081	MH MOVE-ON	0	01/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0899	2/26/2003	WD	Q	I		26,500

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: GERDING DEBRA & FAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 FOP=[YR=2022] N20 W30 S20 E30$ W52 S31 E76 N31$.

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS