LOT 5
TIMBER RUN SUB PB 6/310

BARRETT MICHAEL & MELBA
12605 CR 121
BRYCEVILLE, FL 32009

2025

04-1S-23-2052-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

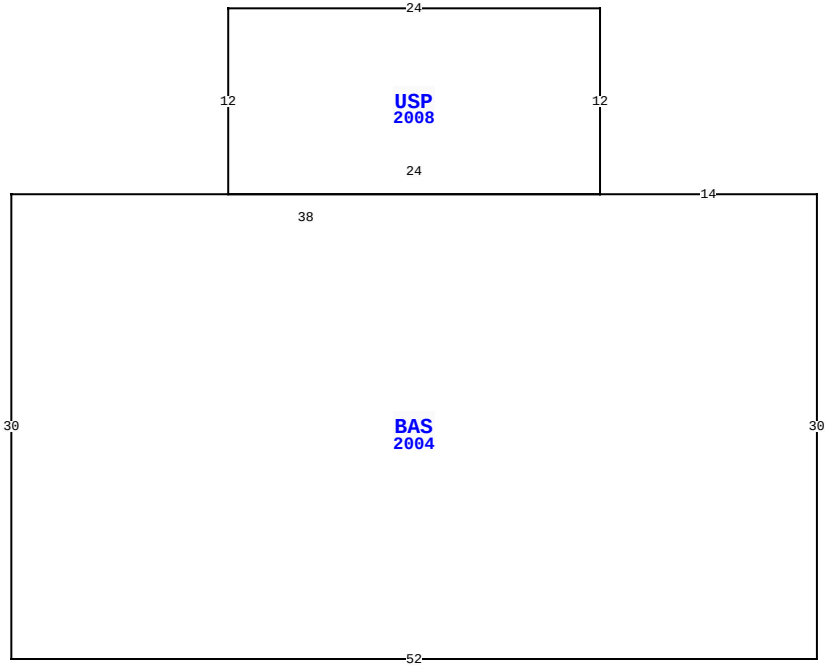
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	102,221
USP	288	50	2008	144	9,436
TOTALS	1,848			1,704	111,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,704	128.4800	109.21	186,094	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

12605 CR 121, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,551
TOTAL MARKET OB/XF VALUE		611
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		190,162
SOH/AGL Deduction		81,491
ASSESSED VALUE		108,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,949
TOTAL JUST VALUE		190,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001947	CARPORT	34,776	03/03/2020
MH044306	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0117	11/15/2019	WD	U	I	30	79,100
GRANTOR: TIPTON CHRISTOPHER						
GRANTEE: BARRETT MICHAEL & M						
2306/0668	9/23/2019	WD	U	I	37	47,100
GRANTOR: GASKINS JOSEPH C						
GRANTEE: TIPTON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 USP=[YR=2008] N12 W24 S12 E24$ W38 S30 E52 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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	2004	2004	3	21	101	
2	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	2020	2020	3	98	510	

LAND DESCRIPTION

TOTAL OB/XF 611

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/02/2020 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

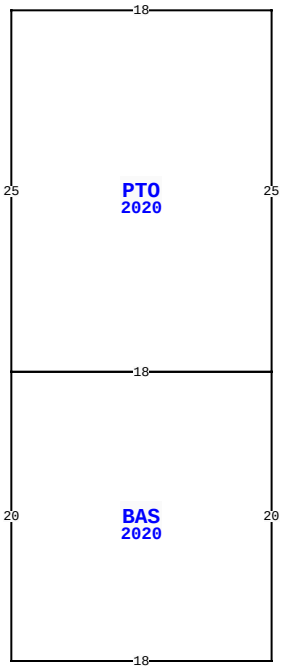
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2020	360	7,441
PTO	450	5	2020	22	455
TOTALS	810			382	7,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	382	58.1900	21.53	8,224	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 360 HX Base Yr 2020



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GRANTEE: TIPTON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W18 S25 BAS=[YR=2020] S20 E18 N20 W18$ E18 N25$.

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

REVIEW DATE 12/02/2020 BY TW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS