

DRIVER CRYSTAL
12411 COUNTY ROAD 121
BRYCEVILLE, FL 32009

04-1S-23-2052-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	30	VINYL 100								0800	02	1,725	135.0800	114.82	198,064	2003	2008	0	0	0	40.00	60.00																	
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1725										HX Base Yr									
Roof Cover	12	MODULAR MT 100								29 56 31 2.9 13 5 3.1 3 3.1 26 BAS 2016																													
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		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
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	1,725	100	2016	1,725	118,839																																		
TOTALS		1,725			1,725	118,838																																	
EXTRA FEATURES						12411 CR 121, BRYCEVILLE										BLD DATE				LGL DATE		05/09/2025		MLU															
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	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500																						
REVIEW DATE	04/14/2020	BY	TWA	Total Acres: 5.00		Total Land Value: 97,500		Market: 0		Agricultural: 0		Common: 97,500		PRINTED 07/30/2025 BY SYS																									