PT SE1/4 OF SW1/4 SEC 4-1S-24
IN OR 2543/1433
ESMT OR 322/826

BENNETT RHONDA K
11340 VERDIE CEMETERY RD
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0007-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

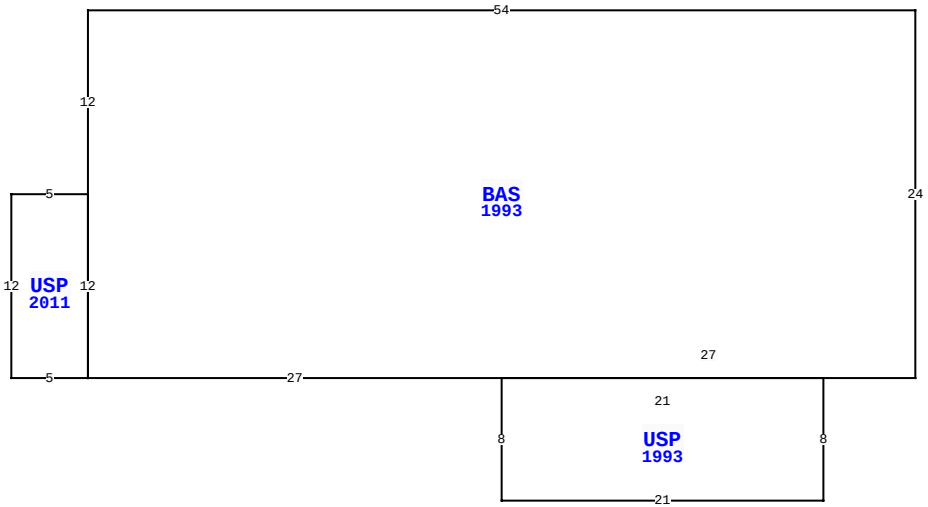
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	38,444
USP	168	50	1993	84	2,492
USP	60	50	2011	30	890
TOTALS	1,524			1,410	41,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,410	123.6000	98.88	139,421	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



11340 VERDIE CEMETERY RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,826
TOTAL MARKET OB/XF VALUE		7,134
TOTAL LAND VALUE - MARKET		52,650
TOTAL MARKET VALUE		101,610
SOH/AGL Deduction		20,568
ASSESSED VALUE		81,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,320
TOTAL JUST VALUE		101,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		78,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8848	MH MOVE-ON	27,000	03/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1433	1/28/2022	TD	U	I	11	100
GRANTOR: WEST ROSALIE G TRUSTE						
GRANTEE: BENNETT RHONDA K						
1591/0513	10/29/2008	QC	Q	I	01	100
GRANTOR: WEST ROSALIE G						
GRANTEE: WEST ROSALIE G TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S12 USP=[YR=2011] W5 S12 E5 N12$ S12 E27
USP=[YR=1993] S8 E21 N8 W21$ E27 N24$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1985	1985	3	20	409	
2	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	1992	1992	3	62	2,569	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	20.10	20.10	100	1988	1988	3	20	643	
5	0350	CARPORT WD	0	100	31	24	744.00	SF	9.36	9.36	100	1993	1993	3	20	1,393	
6	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 7,134

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	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS