IN OR 818 PG 830
R673169 & R673170

JORDAN HEATHER C
11251 VERDIE CEMETERY ROAD
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0007-0070

BUILDING CHARACTERISTICS

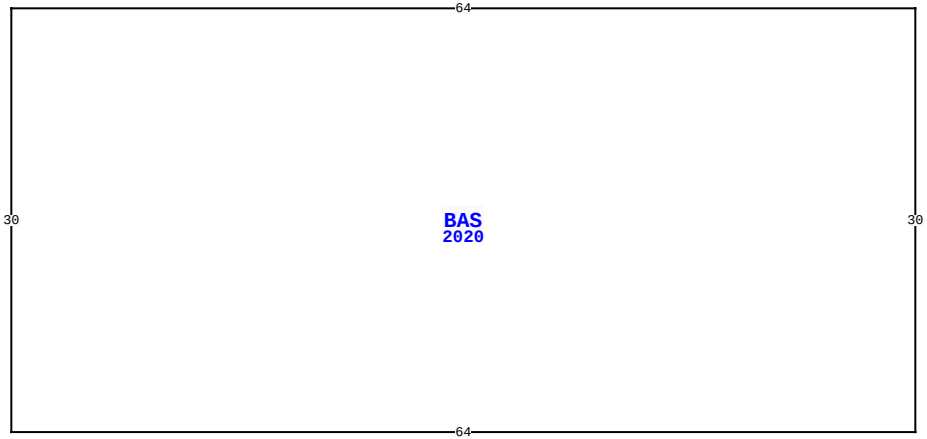
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,920	100	2020	1,920	215,815
TOTALS	1,920			1,920	215,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	139.2000	118.32	227,174	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ - 100% - 1998 Heated Area: 1920 HX Base Yr 1998



11251 VERDIE CEMETERY RD, BRYCEVILLE

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,815
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		255,415
SOH/AGL Deduction		91,203
ASSESSED VALUE		164,212
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,490
TOTAL JUST VALUE		255,415
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011656	CO ISSUED	0	11/24/2020
20008285	MH MOVE-ON	0	08/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/0830	12/30/1997	AD	U	I	11	25,000
GRANTOR: FRITTON ARTHUR J & PA						
GRANTEE: JORDAN HEATHER C						
0578/0085	8/30/1989	QC	Q	V	01	100
GRANTOR: FRITTON DOUGLAS J						
GRANTEE: FRITTON ARTHUR & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W64 S30 E64 N30$.

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	0005	OR	0.00	0.00	0.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	39,600							

REVIEW DATE 02/23/2021 BY TW Total Acres: 0.88 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 07/30/2025 BY SYS