PT OF SW1/4 OF NE1/4
IN OR 887/122 (EX OR 2743/193)
ESMT OR 676/363

KEEN ROBERT W
11613 CAPISTRANO PLACE
BRYCEVILLE, FL 32009

2025

05-1S-23-0000-0002-0080

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
Quality	03	Quality Level 03

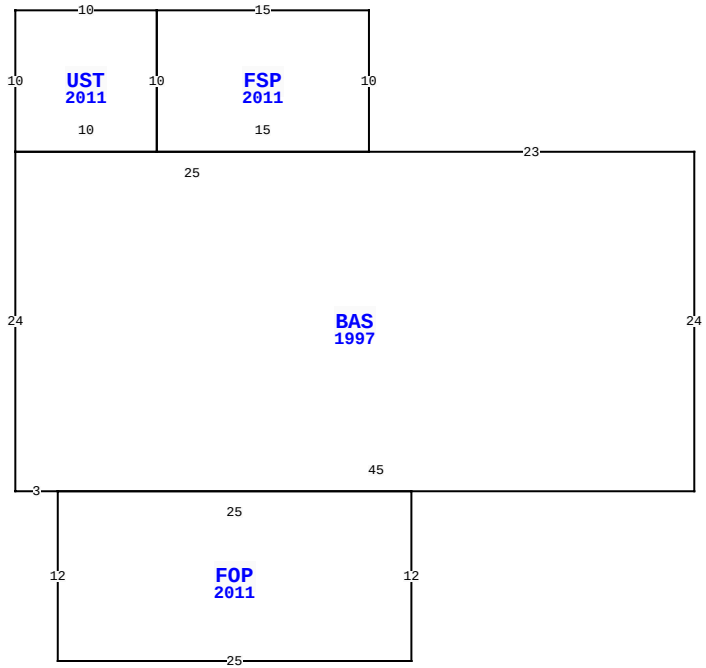
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	42,360
FOP	300	30	2011	90	3,309
FSP	150	60	2011	90	3,309
UST	100	55	2011	55	2,022
TOTALS	1,702			1,387	51,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,387	123.6000	105.06	145,718	1997	1997	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 2006 Heated Area: 1152 HX Base Yr 2006



11613 CAPISTRANO PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,001
TOTAL MARKET OB/XF VALUE		9,598
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		143,899
SOH/AGL Deduction		89,176
ASSESSED VALUE		54,723
TOTAL EXEMPTION VALUE	HX HB WR	34,723
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		143,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001444	RES NEW MH DOUBLE	0	02/11/2025
MH971651	MH MOVE-ON	0	03/01/1997
94335	MH MOVE-ON	1,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/0122	6/14/1999	WD	Q	I		60,000
GRANTOR: GRANVILLE ROBERT W &						
GRANTEE: KEEN ROBERT W & JO						
0772/0504	9/27/1996	QC	Q	I	06	100
GRANTOR: WARD JAMES MELVIN						
GRANTEE: GRANVILLE ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W23 FSP=[YR=2011] N10 W15 UST=[YR=2011] W10 S10 E10 N10$ S10 E15$ W25 S24 E3 FOP=[YR=2011] S12 E25 N12 W25$E45 N24$.

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	1999	1999	3	75	2,340	
3	0681	POLE SHED	0	100	36	24	864.00	SF	15.00	15.00	100	2010	2010	3	56	7,258	

LAND DESCRIPTION

TOTAL OB/XF 9,598

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	2.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,300							

REVIEW DATE 03/19/2025 BY WWA Total Acres: 2.38 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/30/2025 BY SYS