IN OR 72/547 & OR 302/374
EX ESMT OR 1014/452
2003 FTWD DW/MH

HODGES WAYNE R & ELIZABETH
P O BOX 122
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		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

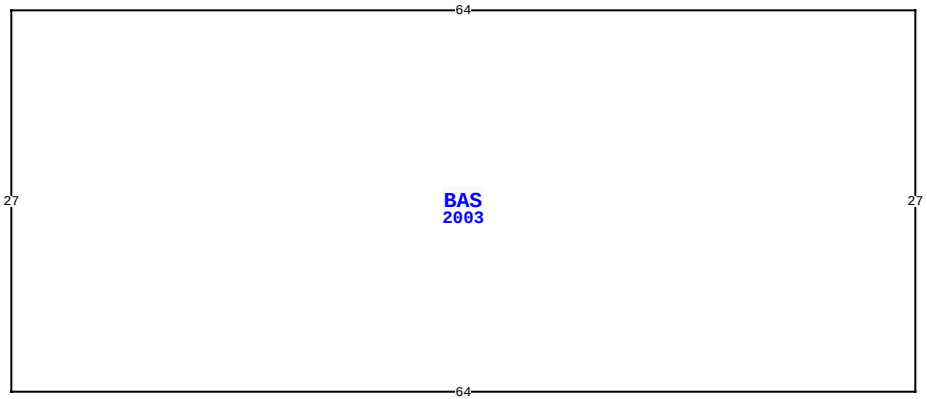
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2003	1,728	85,778
TOTALS	1,728			1,728	85,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	116.8000	99.28	171,556	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 0 Heated Area: 1728 HX Base Yr



12284 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,856
TOTAL MARKET OB/XF VALUE		10,641
TOTAL LAND VALUE - MARKET		64,125
TOTAL MARKET VALUE		198,622
SOH/AGL Deduction		86,735
ASSESSED VALUE		111,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,165
TOTAL JUST VALUE		198,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047787	H/AC	0	01/01/2004
B0311750	DEMOLITION	0	09/01/2003
P036440	NEW CONSTR	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0302/0374	10/01/1979	FS	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W64 S27 E64 N27 $.

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	0510	GARAGE WD-	0	100	43	18	774.00	SF	35.00	35.00	100	1992	1992	3	20	5,418	
2	0756	FEP	0	100	12	8	96.00	SF	27.00	27.00	100	1992	1992	3	20	518	
3	0940	SHEDS/PORT	0	100	15	14	210.00	SF	21.30	21.30	100	1992	1992	3	20	895	
4	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	1992	1992	3	62	1,844	
5	0811	CONCRETE B	0	100	60	9	540.00	SF	5.20	5.20	100	1996	1996	3	70	1,966	

LAND DESCRIPTION

TOTAL OB/XF 10,641

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	1.50	AC		1.00	1.00	0.95	45,000.00	42,750.00	64,125							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.50 Total Land Value: 64,125 Market: 0 Agricultural: 0 Common: 64,125 PRINTED 07/30/2025 BY SYS

IN OR 72/547 & OR 302/374
EX ESMT OR 1014/452
2003 FTWD DW/MH

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2025

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BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

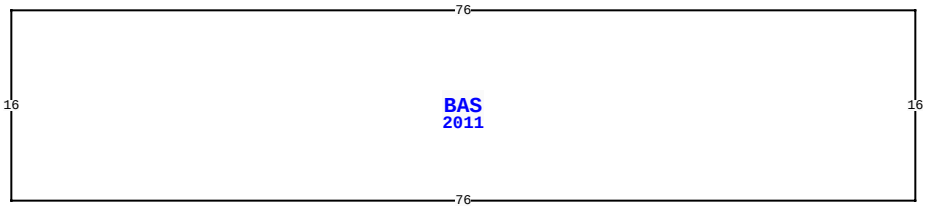
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	38,078
TOTALS	1,216			1,216	38,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	104.38	126,926	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



12284 US HWY 301, BRYCEVILLE

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XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0302/0374	10/01/1979	FS	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S16 E76 N16$.

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 08/17/2022 BY TWA Total Acres: 1.50 Total Land Value: 64,125 Market: 0 Agricultural: 0 Common: 64,125 PRINTED 07/30/2025 BY SYS