PT OF NW1/4 OF NE1/4 & SW1/4
OF SE1/4 OF SEC 5-1S-24E
ESMT PT OR 1467/499

HARDEN EARL & LYNN LIFE TRUST/HARDEN EARL TRUSTEE
11672 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0015-0000

BUILDING CHARACTERISTICS

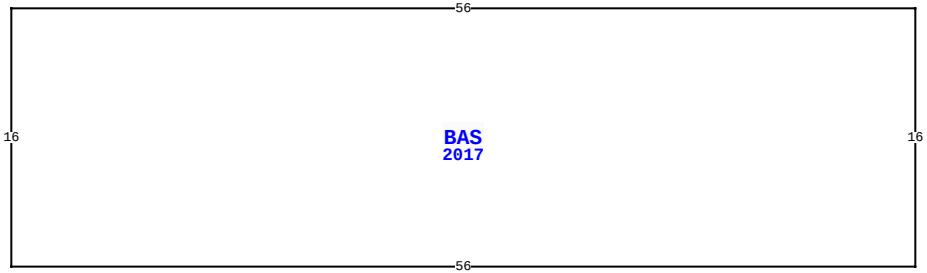
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	896	100	2017	896	74,964
TOTALS	896			896	74,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	115.8000	98.43	88,193	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 896 HX Base Yr



11508 HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	74,964
TOTAL MARKET OB/XF VALUE	10,926
TOTAL LAND VALUE - MARKET	97,800
TOTAL MARKET VALUE	183,690
SOH/AGL Deduction	55,088
ASSESSED VALUE	128,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,602
TOTAL JUST VALUE	183,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002766	MH MOVE-ON	0	05/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1980	2/26/2020	QC	U	I	11	100
GRANTOR: HARDEN LYNN & EDWARD						
GRANTEE: HARDEN EARL & LYNN						
2106/1358	3/10/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: HARDEN LYNN & EDWAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] S16 E56 N16 W56$.

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	0812	CONCRETE C	0	0	64	44	2,816.00	SF	4.00	4.00	100	2018	2018	3	97	10,926	

LAND DESCRIPTION

TOTAL OB/XF 10,926

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	0		OR	0.00	0.00	3.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,800							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 3.26 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 07/30/2025 BY SYS