IN OR 616 PG 284
R407978 & R407979
ESMT OR 674/915

WHITE KATHY S
853 BLACKSMITH PLACE
BRYCEVILLE, FL 32009

2025

07-2S-23-0000-0003-0060

BUILDING CHARACTERISTICS

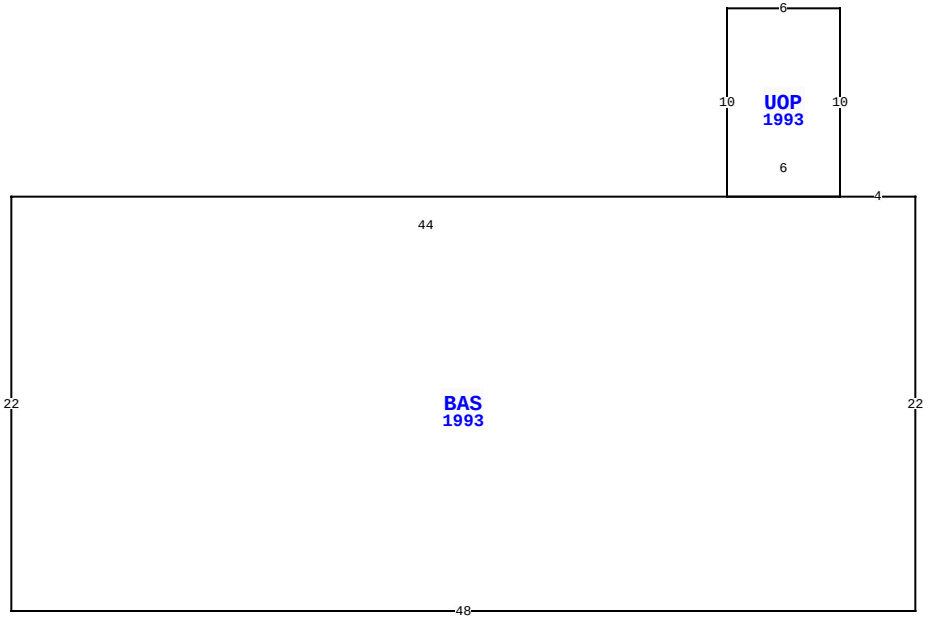
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,056	100	1993	1,056	25,091
UOP	60	25	1993	15	356
TOTALS	1,116			1,071	25,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,071	99.0000	79.20	84,823	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1056 HX Base Yr 1991



853 BLACKSMITH PL, 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
1	0810	CONCRETE A	0	100	26	24	624.00	SF	6.50	6.50	100	1993	1993	3	64	2,596	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	25,447
TOTAL MARKET OB/XF VALUE	2,596
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	73,043
SOH/AGL Deduction	49,863
ASSESSED VALUE	23,180
TOTAL EXEMPTION VALUE	HX HB 23,180
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	73,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0616/0284	1/03/1991	QC	U	I	10	100

GRANTOR: HARVEY FLOYD & HILDA

GRANTEE: WHITE ERNEST & KATH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=1993] N10 W6 S10 E6 $ W44 S22 E48 N22$.

LAND DESCRIPTION

TOTAL OB/XF 2,596

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS