PT OF NE 1/4 OF NE 1/4
LYING E OF ST RD 121
IN OR 2632/1667

CREWS SHEENA LEE
11895 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0001-0010

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	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

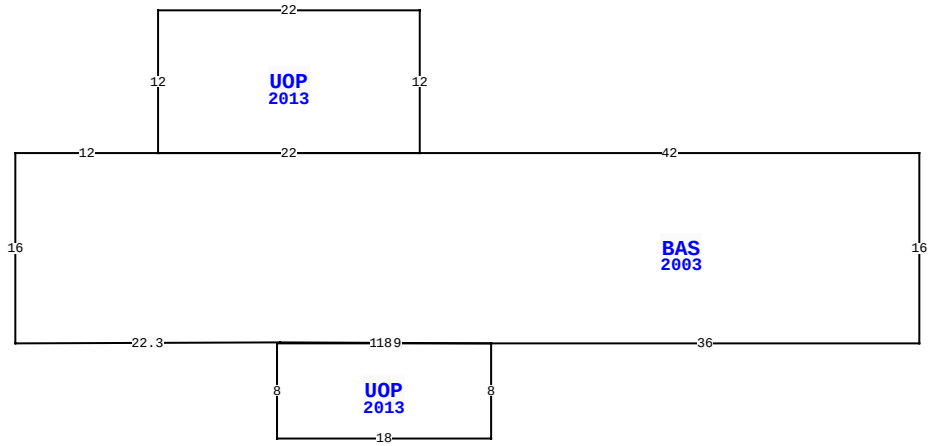
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	2003	1,214	72,811
UOP	144	25	2013	36	2,159
UOP	264	25	2013	66	3,958
TOTALS	1,622			1,316	78,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,316	117.6000	99.96	131,547	2000	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2024 Heated Area: 1214 HX Base Yr 2024



11895 CR 121, 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		78,928
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		146,428
SOH/AGL Deduction		26,072
ASSESSED VALUE		120,356
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		69,634
TOTAL JUST VALUE		146,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034061	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1667	4/11/2023	WD	Q	I	01	158,000
GRANTOR: ALFORD CLINTON						
GRANTEE: CREWS SHEENA LEE						
2593/0404	9/15/2022	WD	U	I	37	46,300
GRANTOR: HANNER DUSTIN						
GRANTEE: ALFORD CLINTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W42 W22 W12 S16 U0.1R22.3 D0.1R17.9 E36 N16 $
UOP=[YR=2013;ORIG=-54,16] E18 S8 W18 N8 $
UOP=[YR=2013;ORIG=-64,-12] E22 S12 W22 N12 $
.

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

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	0004	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS