PT OF S1/2 OF NE1/4 OF NE1/4
OF SEC 8 & PT OF S1/2 OF NW1/4
OF NW1/4 1984/CLAR/SW/MH

WEAVER MILANA S
1953 WEST RD
JACKSONVILLE, FL 32216

2025

08-1S-23-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

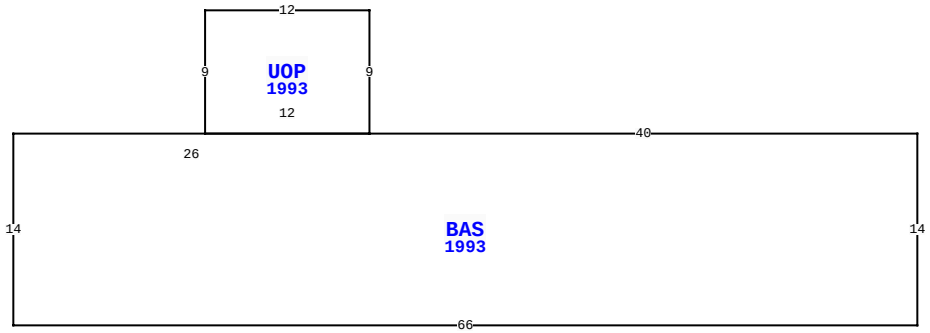
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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	924	100	1993	924	20,092
UOP	108	25	1993	27	587
TOTALS	1,032			951	20,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	951	90.6000	72.48	68,928	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



11920 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,678
TOTAL MARKET OB/XF VALUE	2,390
TOTAL LAND VALUE - MARKET	56,700
TOTAL MARKET VALUE	79,768
SOH/AGL Deduction	30,639
ASSESSED VALUE	49,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,129
TOTAL JUST VALUE	79,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0875/0664	3/22/1999	WD	Q	I		30,000
GRANTOR: JARVIS SHIRLEY G						
GRANTEE: WEAVER WILLIAM C &						
0752/1681	2/29/1996	N/A	Q	I	06	100
GRANTOR: JARVIS ALPHONSE H						
GRANTEE: JARVIS SHIRLEY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UOP=[YR=1993] N9 W12 S9 E12$ W26 S14 E66 N14$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	
2	0810	CONCRETE A	0	0	28	10	280.00	SF	6.50	6.50	100	1997	1997	3	72	1,310	

LAND DESCRIPTION

TOTAL OB/XF 2,390

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	0004	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,700							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 1.26 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS