PT OF W1/2 OF NE1/4
IN OR 2763/1405

NEWSOME DOYLE M & MARJORIE K
5854 COMMONWEALTH AVE
JACKSONVILLE, FL 32254

2025

08-1S-23-0000-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 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	02	Quality Level 02

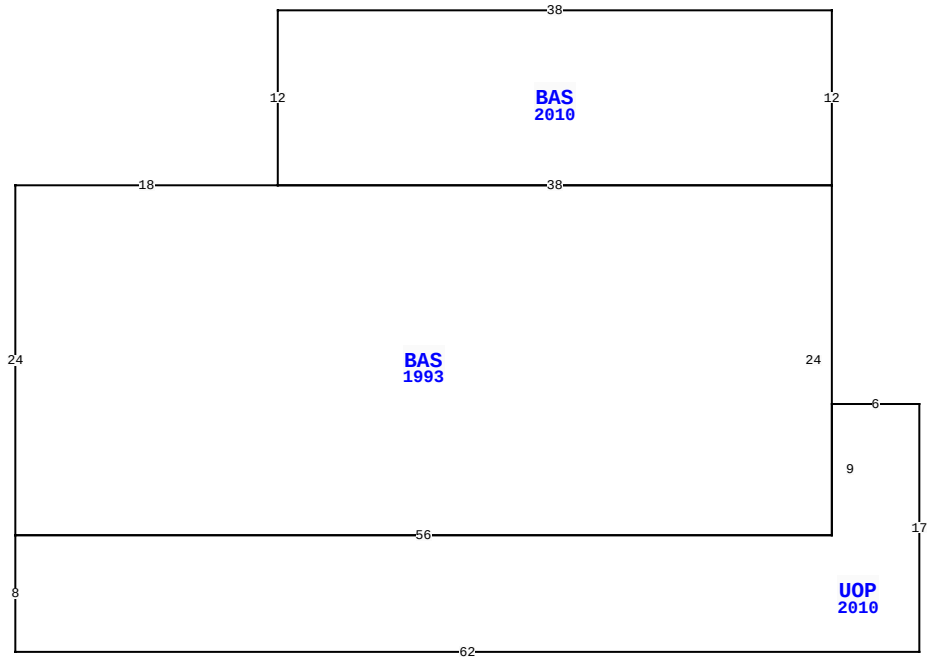
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	28,813
BAS	456	100	2010	456	9,776
UOP	550	25	2010	138	2,958
TOTALS	2,350			1,938	41,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,938	89.3200	71.46	138,489	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1800 HX Base Yr



1648 DB HICKS RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,547
TOTAL MARKET OB/XF VALUE	7,669
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	148,216
SOH/AGL Deduction	0
ASSESSED VALUE	148,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,216
TOTAL JUST VALUE	148,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1405	12/18/2024	WD	Q	I	01	155,000
GRANTOR: PEPERA BELINDA GAYLE						
GRANTEE: NEWSOME DOYLE M & M						
2756/235	12/09/2024	FJ	U	I	11	100
GRANTOR: WILSON JIMMIE FRANK E						
GRANTEE: PEPERA BELINDA GAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W38 S12 BAS=[YR=1993] W18 S24 UOP=[YR=2010] S8 E62 N17 W6 S9 W56$ E56 N24 W38$ E38 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
1	0866	POOL FIBER	0	0	0	0	480.00	SF	72.00	72.00	100	1980	1980	3	20	6,912	
2	0845	KOOL DECK	0	0	0	0	348.00	SF	7.25	7.25	100	1980	1980	3	30	757	

LAND DESCRIPTION

TOTAL OB/XF 7,669

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	0005	OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	99,000							

REVIEW DATE 03/26/2025 BY WWA Total Acres: 3.30 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 07/30/2025 BY SYS