PT OF W1/2 OF NE1/4
PT OR 894/1023

COLEMAN BENJAMIN JR & KIMBERLY
1675 D B HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

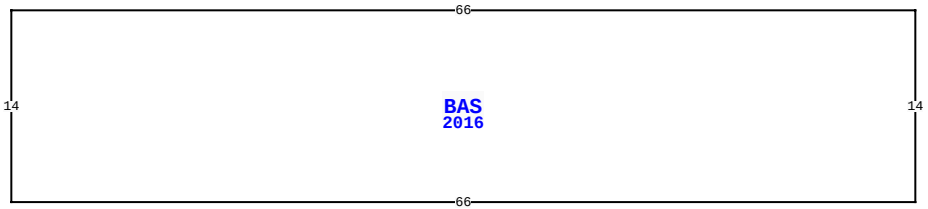
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2016	924	20,036
TOTALS	924			924	20,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	924	67.7600	54.21	50,090	1980	1980	0	0	40	70.00	40.00

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



12200 FOUNTAIN HEAD LN, 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	20,036
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	110,540
SOH/AGL Deduction	44,719
ASSESSED VALUE	65,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,821
TOTAL JUST VALUE	110,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003356	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1023	7/15/1999	WD	U	I	07	100
GRANTOR: COLEMAN SHIRLEY						
GRANTEE: COLEMAN BENJAMIN JR						
0891/0324	7/15/1999	WD	Q	I	01	100
GRANTOR: COLEMAN SHIRLEY						
GRANTEE: COLEMAN BENJAMIN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 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	0810	CONCRETE A	0	0	0	0	136.00	SF	6.50	6.50	100	1990	1990	3	57	504	

LAND DESCRIPTION

TOTAL OB/XF 504

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS