PT OF E1/2 OF NW1/4
IN OR 1475/1704
2007 FLWD DW/MH

POWELL JACK R JR & KABRINA
10970 SHERI LANE
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

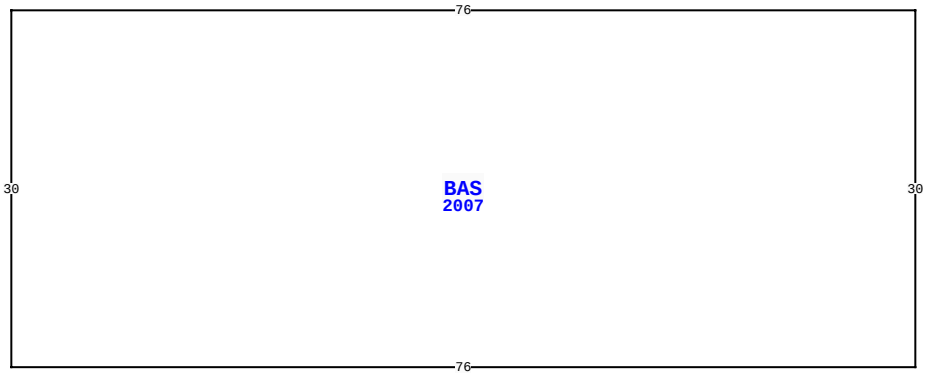
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2007	2,280	144,908
TOTALS	2,280			2,280	144,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.9200	109.58	249,842	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2008 Heated Area: 2280 HX Base Yr 2008



10970 SHERI LN, BRYCEVILLE

BLD DATE	09/12/2007	JH	LGL DATE	
XF DATE	09/12/2007	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		144,908
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		78,300
TOTAL MARKET VALUE		226,358
SOH/AGL Deduction		118,055
ASSESSED VALUE		108,303
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,581
TOTAL JUST VALUE		226,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4881	CO ISSUED	0	12/01/2006
MH4881	MH MOVE-ON	0	12/01/2006
M12321	MECH OTHER	0	12/01/2006
P11885	OTHER	0	12/01/2006
MH023839	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1704	2/01/2007	WD	Q	I	01	100
GRANTOR: POWELL JACK R JR						
GRANTEE: POWELL JACK R JR &						
0848/1051	9/14/1998	WD	Q	V	01	100
GRANTOR: POWELL JACK R & RUBY						
GRANTEE: POWELL JACK R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S30 E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.74 Total Land Value: 78,300 Market: 0 Agricultural: 0 Common: 78,300 PRINTED 07/30/2025 BY SYS