LOT 14
R673591 & R673592 & R673593
RIVERSIDE ESTATES #1 PB 5/171

POWELL CHRISTOPHER & STEPHANIE
11883 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0014-0000

BUILDING CHARACTERISTICS

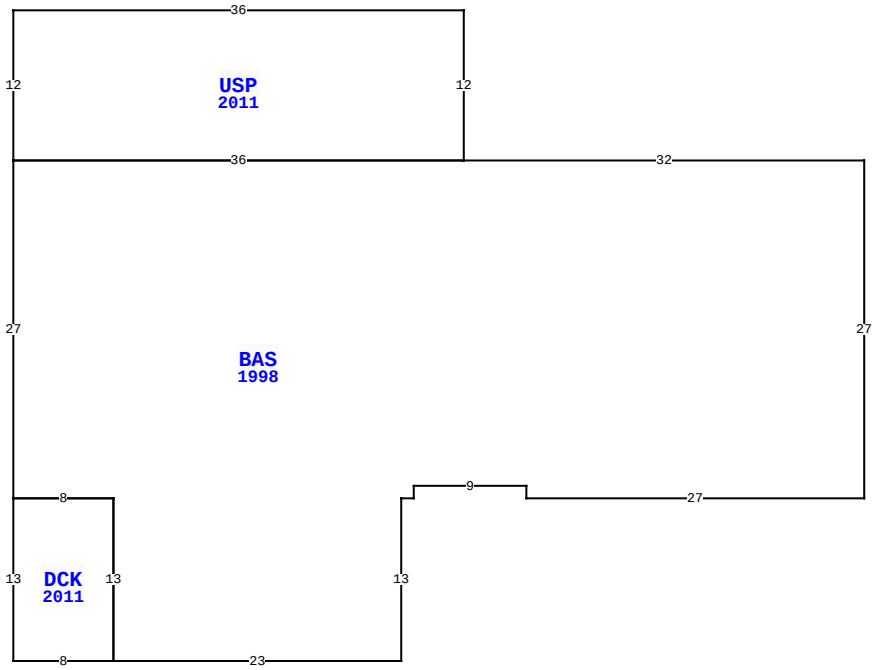
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	1998	2,126	148,595
DCK	104	15	2011	16	1,118
USP	432	50	2011	216	15,097
TOTALS	2,662			2,358	164,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,358	128.4800	109.21	257,517	1998	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2021 Heated Area: 2126 HX Base Yr 2021



11883 CR 121, BRYCEVILLE

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

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	1998	1998	3	80	2,800	
2	1242	WD DECK A	0	100	0	0	416.00	SF	10.00	10.00	100	2000	2000	3	20	832	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	
4	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50	6.50	100	2002	2002	3	80	874	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,811
TOTAL MARKET OB/XF VALUE		5,324
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		263,735
SOH/AGL Deduction		89,708
ASSESSED VALUE		174,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,305
TOTAL JUST VALUE		263,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982258	MH MOVE-ON	0	06/01/1998
93-244	MH MOVE-ON	0	12/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/1868	1/31/2020	WD	Q	I	01	195,000
GRANTOR: EDENFIELD RANDALL & G						
GRANTEE: POWELL CHRISTOPHER						
0834/0877	5/18/1998	WD	Q	I		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: EDENFIELD RANDALL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W32 USP=[YR=2011] N12 W36 S12 E36$ W36 S27
DCK=[YR=2011] S13 E8 N13 W8$ E8 S13 E23 N13E1 N1 E9 S1 E27
N27$.

LAND DESCRIPTION

TOTAL OB/XF 5,324

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	3.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,600							

REVIEW DATE 12/02/2020 BY TW Total Acres: 3.12 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/30/2025 BY SYS