LOT 17
RIVERSIDE ESTATES #1 PB 5/171

COMBS CATHERIN L/E/COMBS ROBERT GENE L/E
11761 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0017-0000

BUILDING CHARACTERISTICS

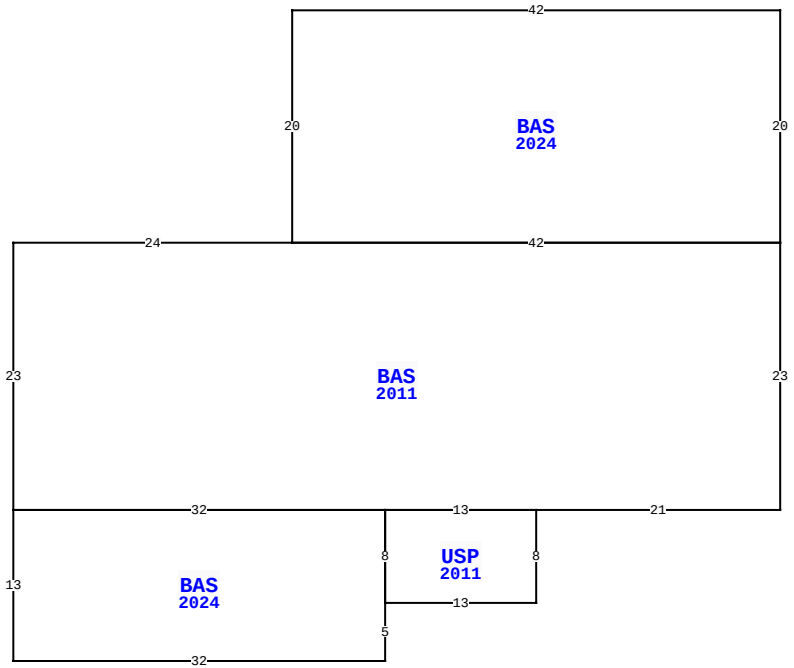
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		1 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,518	100	2011	1,518	50,047
BAS	416	100	2024	416	13,715
BAS	840	100	2024	840	27,694
USP	104	30	2011	31	1,022
TOTALS	2,878			2,805	92,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0110	01	2,805	97.9200	72.46	203,250	1975	1975	0	0	35	19.50	45.50

1 MH/SFR – 100% - 2012 Heated Area: 2774 HX Base Yr 2012



11761 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,479
TOTAL MARKET OB/XF VALUE	5,760
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	168,239
SOH/AGL Deduction	96,728
ASSESSED VALUE	71,511
TOTAL EXEMPTION VALUE	HX HB 46,511
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	168,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M94628	H/AC	2,900	10/01/1994
MH94529	MH MOVE-ON	3,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1142	12/21/2022	LE	U	I	11	100
GRANTOR: COMBS CATHERIN A & WI						
GRANTEE: SLAY PAUL JAMES						
2609/1140	12/21/2022	WD	U	I	11	100
GRANTOR: COMBS CATHERIN & WILL						
GRANTEE: COMBS CATHERIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,20] W42 W24 S23 E32 E13 E21 N23 $
BAS=[YR=2024;ORIG=-42,0] E42 S20 W42 N20 $
BAS=[YR=2024;ORIG=-66,43] E32 S8 S5 W32 N13 $
USP=[YR=2011;ORIG=-34,51] E13 N8 W13 S8 $
.

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	0681	POLE SHED	0	100	0	0	600.00	SF	15.00	15.00	100	2012	2012	3	64	5,760	

TOTAL OB/XF 5,760

LAND DESCRIPTION

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS