LOT 18 2013 PALH DW/MH
RIVERSIDE ESTATES #1 PB 5/171

GARRETT PATRICK K & CHERYL A
11755 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0018-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

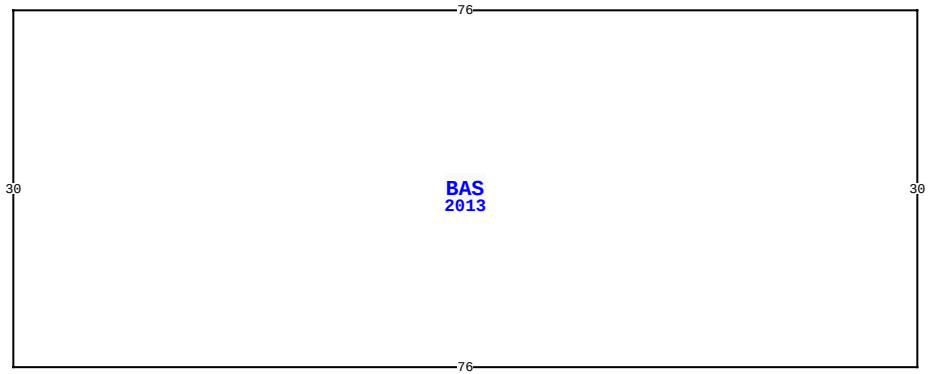
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2013	2,280	205,980
TOTALS	2,280			2,280	205,980

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	151.8400	129.06	294,257	2013	2013	0	0	0	30.00	70.00

2 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



11755 CR 121, 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		216,314
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		286,794
SOH/AGL Deduction		68,854
ASSESSED VALUE		217,940
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		167,218
TOTAL JUST VALUE		286,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000708	GARAGE	12,075	01/23/2020
B26999	CARPORT	8,124	04/01/2013
MHU5456	CO ISSUED	0	03/26/2013
13135365	MH MOVE-ON	0	01/14/2013
MU135456	MH MOVE-ON	0	01/01/2013
M1317848	H/AC	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/1569	11/27/2019	PR	U	I	19	180,000
GRANTOR: RUBY RAYMOND A JR P/R						
GRANTEE: GARRETT PATRICK K &						
0580/1091	10/04/1989	WD	Q	V		15,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: RUBY JACK & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] 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	1242	WD DECK A	0	100	18	10	180.00	SF	10.00	10.00	100	2000	2000	3	20	360	
2	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	

LAND DESCRIPTION

TOTAL OB/XF 480

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 12/02/2020 BY TWX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

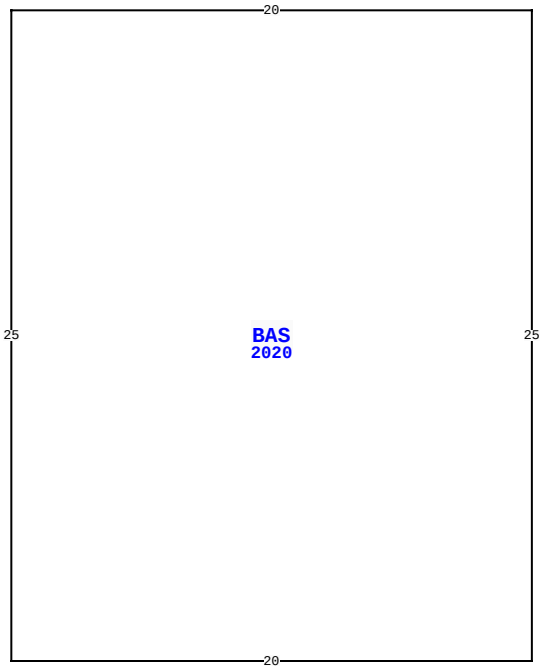
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	2020	500	10,334
TOTALS	500			500	10,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	500	58.1900	21.53	10,765	2020	2020	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2020 Heated Area: 500 HX Base Yr 2020



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TOTAL JUST VALUE		286,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316344	OTHER	0	01/01/2013
8590	MH MOVE-ON	40,000	06/27/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2322/1569	11/27/2019	PR	U	I	19	180,000
GRANTOR: RUBY RAYMOND A JR P/R						
GRANTEE: GARRETT PATRICK K &						
0580/1091	10/04/1989	WD	Q	V		15,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: RUBY JACK & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S25 E20 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/02/2020 BY TWX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS