LOT 21
IN OR 2196/33
RIVERSIDE ESTATES #1 PB 5/171

BENNETT HOLLY C/BENNETT CHARLES A
11695 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

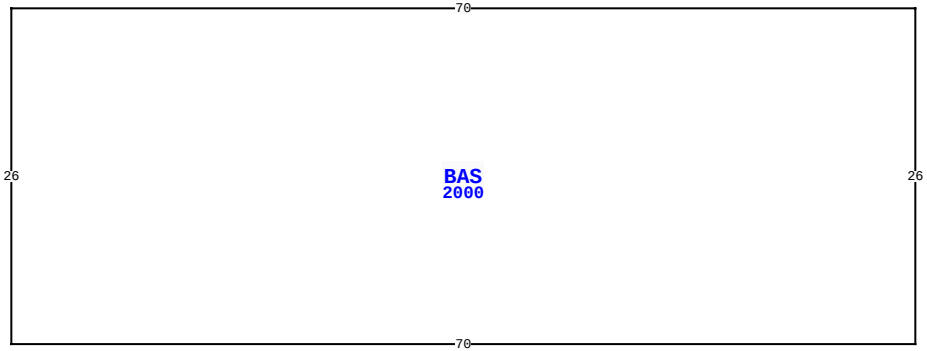
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	2000	1,820	151,785
TOTALS	1,820			1,820	151,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,820	140.1600	119.14	216,835	1999	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2024 Heated Area: 1820 HX Base Yr 2024



11695 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,784
TOTAL MARKET OB/XF VALUE		10,704
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		252,488
SOH/AGL Deduction		22,289
ASSESSED VALUE		230,199
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,477
TOTAL JUST VALUE		252,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992925	MH MOVE-ON	0	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0033	5/09/2018	WD	Q	I	01	155,000
GRANTOR: CANNON HELEN						
GRANTEE: CHILDERS LUCRETIA M						
1868/0499	7/05/2013	WD	Q	I	01	108,400
GRANTOR: WARREN KENNETH R & MA						
GRANTEE: CANNON NATHANIEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W70 S26 E70 N26$.

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	1999	1999	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	2002	2002	3	80	3,915	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2002	2002	3	20	1,152	
4	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2005	2005	3	84	2,446	
5	1242	WD DECK A	0	100	18	12	216.00	SF	7.50	7.50	100	2005	2005	3	22	356	

LAND DESCRIPTION

TOTAL OB/XF 10,704

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

REVIEW DATE 08/20/2019 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS