LOT 26
IN OR 727 PG 1057
2010 CHAM/DW/MH

REAGIN CHARLES E III & JANET D
11403 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0026-0000

BUILDING CHARACTERISTICS

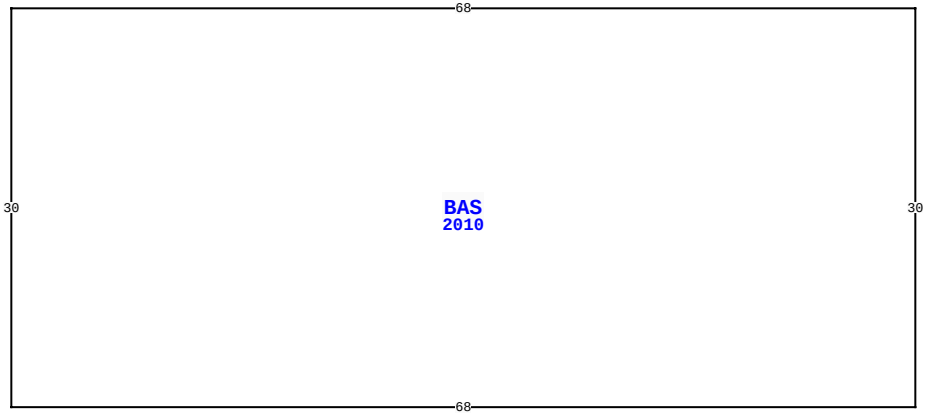
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,040	100	2010	2,040	155,549
TOTALS	2,040			2,040	155,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	140.1600	119.14	243,046	2010	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 1996 Heated Area: 2040 HX Base Yr 1996



11403 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	
2	0681	POLE SHED	0	100	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	27	583	
3	1242	WD DECK A	0	100	12	10	120.00	SF	10.00	10.00	100	2010	2010	3	40	480	
4	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2010	2010	3	40	768	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		155,549
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		250,644
SOH/AGL Deduction		128,939
ASSESSED VALUE		121,705
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,983
TOTAL JUST VALUE		250,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5278	CO ISSUED	0	06/14/2010
M15345	H/AC	0	05/01/2010
P14295	OTHER	0	05/01/2010
MHU838	MH MOVE-ON	0	03/03/1995
6452	XFOB	2,440	05/09/1990
7811	MH MOVE-ON	30,000	05/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/1057	4/12/1995	WD	U	I	11	25,000
GRANTOR: SMITH MELVIN & PAMELA						
GRANTEE: REAGIN CHARLES III						
0555/0254	11/20/1988	WD	Q	V		16,500
GRANTOR: STOKES-NASSAU						
GRANTEE: SMITH MELVIN & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	2.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	92,400							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 2.64 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS