LOT 33
RIVERSIDE ESTATES #1 PB 5/171

KEITH DUSTIN ALLEN/BECKHAM ELLY NICOLE
11169 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0033-0000

BUILDING CHARACTERISTICS

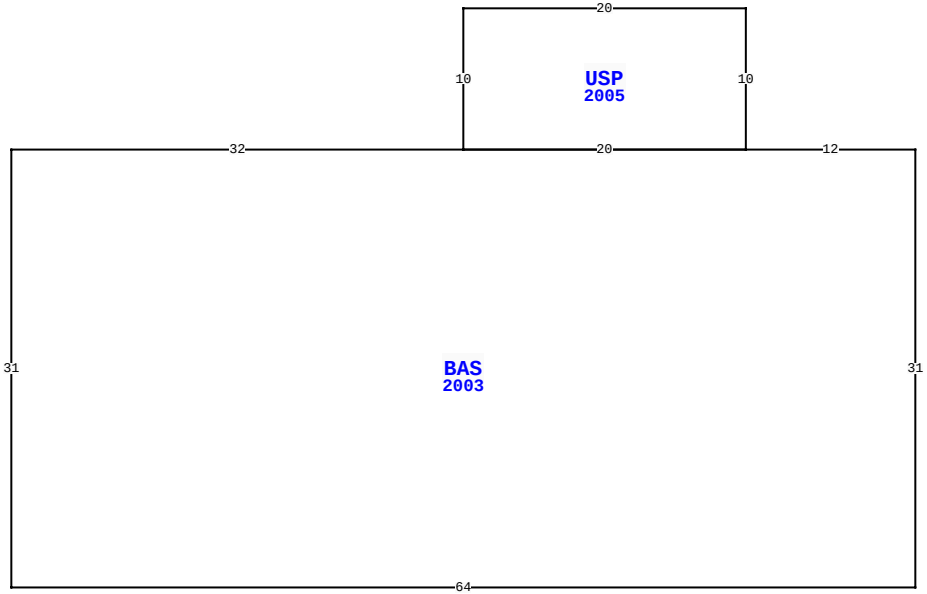
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,984	100	2003	1,984	121,421
USP	200	50	2005	100	6,120
TOTALS	2,184			2,084	127,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,084	144.0000	122.40	255,082	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ - 0% - 2025 Heated Area: 1984 HX Base Yr



11169 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	127,541
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	197,541
SOH/AGL Deduction	0
ASSESSED VALUE	197,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,541
TOTAL JUST VALUE	197,541
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036789	MH MOVE-ON	0	01/05/2003
MH971816	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/837	2/14/2025	WD	Q	I	01	209,000
GRANTOR: REINHARDT CHRISTOPHER						
GRANTEE: KEITH DUSTIN ALLEN						
2754/1611	12/02/2024	FJ	U	I	11	0
GRANTOR: WHITMAN PAULA S EST						
GRANTEE: REINHARDT CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W12 W20 W32 S31 E64 N31 $
USP=[YR=2005;ORIG=-32,0] N10 E20 S10 W20 $
.

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
1	000100	C	RES	0	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 04/23/2025 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS