LOT 51 R621752
IN OR 707 PG 701
RIVERSIDE ESTATES #1 PB 5/171

GARRIGUS ROBERT OTIS
10671 CR 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

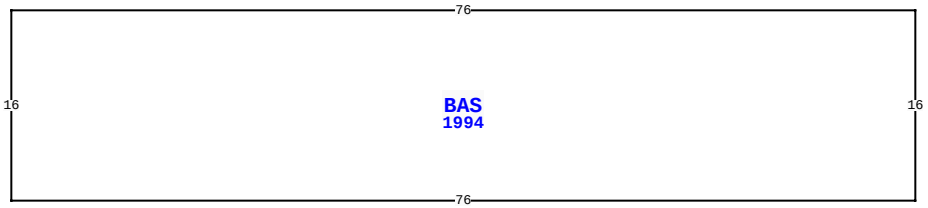
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1994	1,216	38,016
TOTALS	1,216			1,216	38,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.6000	104.21	126,719	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2011 Heated Area: 1216 HX Base Yr 2011



10671 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		38,016
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,450
TOTAL MARKET VALUE		131,466
SOH/AGL Deduction		72,887
ASSESSED VALUE		58,579
TOTAL EXEMPTION VALUE	HX HB	33,579
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0707/0701	6/20/1994	WD	Q	V		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: GARRIGUS ROBERT OTI						
0628/0140	6/06/1991	WD	U	V	10	14,900
GRANTOR: COOK GEORGE L JR						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W76 S16 E76 N16$.

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	100	0004	OR	0.00	0.00	2.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	93,450							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.67 Total Land Value: 93,450 Market: 0 Agricultural: 0 Common: 93,450 PRINTED 07/30/2025 BY SYS