LOT 61
IN OR 2163/165
R673851 & R673852 & R673853

CREWS MARY D/MEGOIS JULIENE ET AL
1504 CR 119
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0061-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	04	Quality Level 04

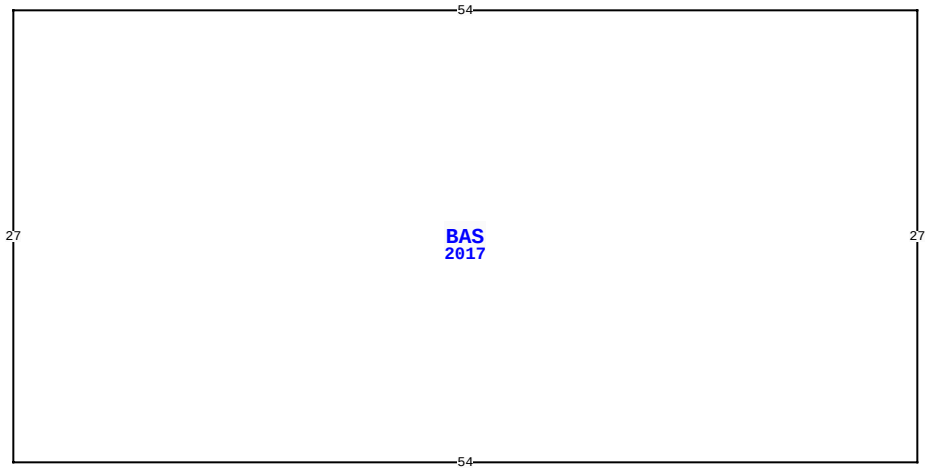
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	2017	1,458	135,344
TOTALS	1,458			1,458	135,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	128.4800	109.21	159,228	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 34% - 1999 Heated Area: 1458 HX Base Yr 1999



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		135,344
TOTAL MARKET OB/XF VALUE		11,340
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		181,684
SOH/AGL Deduction		43,940
ASSESSED VALUE		137,744
TOTAL EXEMPTION VALUE	HA HAB WX	30,000
BASE TAXABLE VALUE		107,744
TOTAL JUST VALUE		181,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009500	CO ISSUED	0	10/26/2017
MH972027	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/0165	12/08/2017	QC	U	V	11	66,800
GRANTOR: CREWS MARY DYMOND						
GRANTEE: CREWS MARY DYMOND &						
0571/0763	6/02/1989	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: CREWS DONALD & MARY						

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

1504 CR 119, BRYCEVILLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W54 S27 E54 N27$.

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	0510	GARAGE WD-	0	34	20	20	400.00	SF	35.00	35.00	100	2017	2017	3	81	11,340	

LAND DESCRIPTION

TOTAL OB/XF 11,340

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	34	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	0.50	35,000.00	17,500.00	35,000							

REVIEW DATE 03/06/2024 BY WWA Total Acres: 2.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS