LOT 78 2002 MERIT DW/MH
IN OR 827 PG 572
RIVERSIDE ESTATES #1 PB 5/171

THOMPSON WILLIAM H & MARY
2341 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0078-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

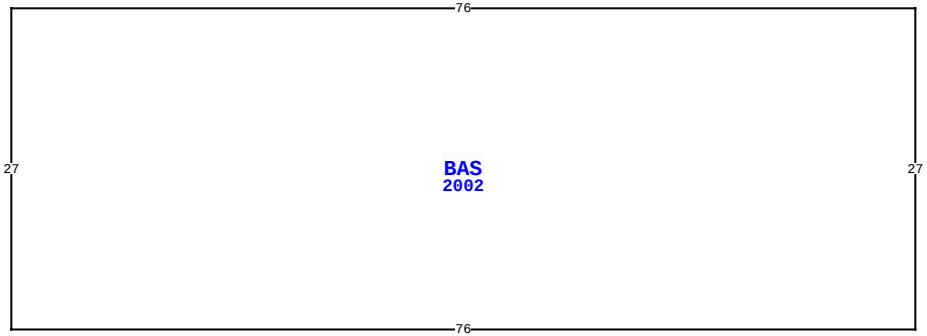
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	103,480
TOTALS	2,052			2,052	103,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	123.6000	105.06	215,583	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 2052 HX Base Yr 2003



2341 CR 119, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		103,480
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		89,950
TOTAL MARKET VALUE		196,405
SOH/AGL Deduction		103,410
ASSESSED VALUE		92,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,273
TOTAL JUST VALUE		196,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013643	MH MOVE-ON	0	11/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1254	11/18/2022	QC	U	I	11	100
GRANTOR: THOMSPON WILLIAM H &						
GRANTEE: THOMPSON WILLIAM H						
1855/1939	5/09/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON WILLIAM HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	2.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,950							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 07/30/2025 BY SYS