LOT 103
1989/GUER/FLEET DW/MH
ESMT OR 1463/1695

BALDWIN BRIAN
1405 CR 119
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

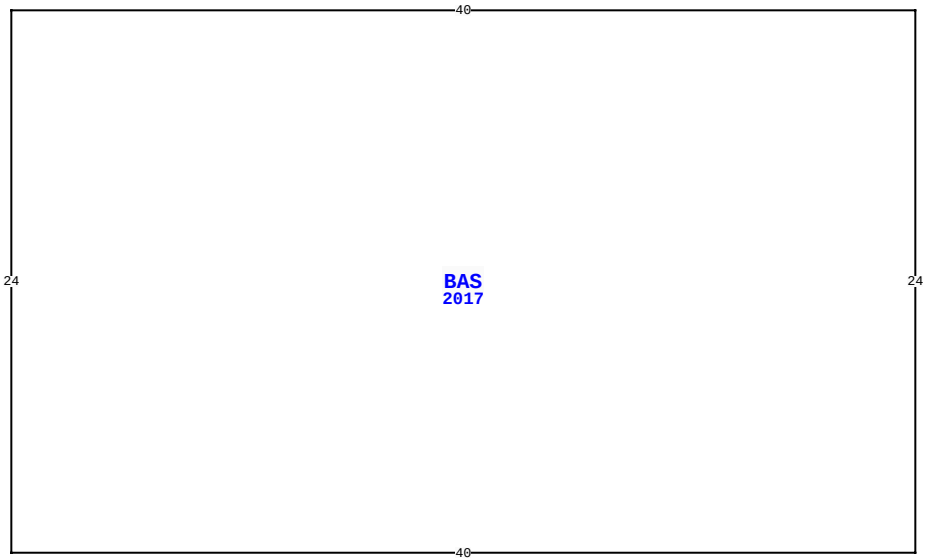
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2017	960	17,225
TOTALS	960			960	17,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	74.7600	59.81	57,418	1990	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 960 HX Base Yr 2023



1405 CR 119, 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		17,225
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		89,875
SOH/AGL Deduction		9,869
ASSESSED VALUE		80,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,284
TOTAL JUST VALUE		89,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002560	CO ISSUED	0	03/28/2017
17001570	MH MOVE-ON	0	02/27/2017
MH4784	MH MOVE-ON	0	12/06/2006
E17388	ELEC OTHER	0	05/01/2006
M11562	MECH OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/1876	3/08/2022	WD	Q	I	01	75,000
GRANTOR: BERDIT PHILIP						
GRANTEE: BALDWIN BRIAN						
2551/0688	3/03/2022	WD	U	I	11	100
GRANTOR: BERDIT PHILIP						
GRANTEE: BALDWIN BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 S24 E40 N24$.

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	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	2006	2006	3	86	2,650	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS