LOT 105
OR 555 PG 249
R672622 & R672623

MCCOY JOSEPH S SR/JOHNSON PAMELA YVONNE
1315 CR 119
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0105-0000

BUILDING CHARACTERISTICS

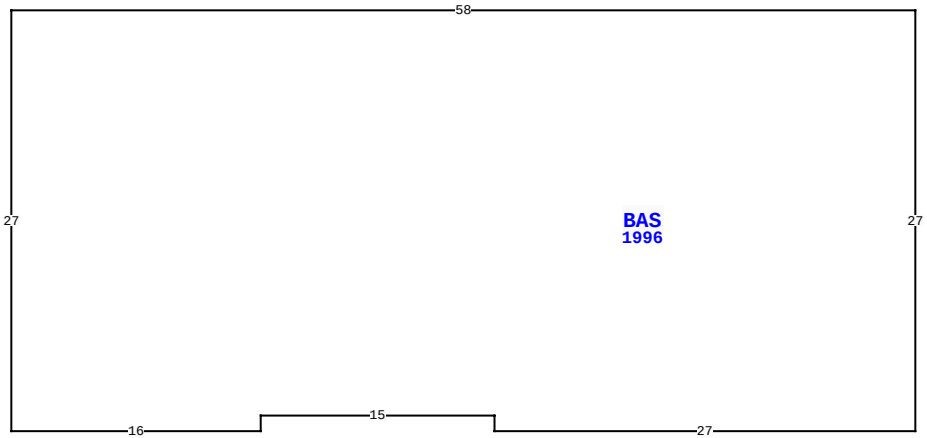
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,551	100	1996	1,551	70,769
TOTALS	1,551			1,551	70,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,551	122.0000	103.70	160,839	1995	2000	0	0	0	56.00	44.00

2 M/H 94+ – 100% - 2002 Heated Area: 1551 HX Base Yr 2002



1315 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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1987	1987	3	20	579	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	
4	0811	CONCRETE B	0	100	25	25	625.00	SF	5.20	5.20	100	2008	2008	3	88	2,860	
5	1242	WD DECK A	0	100	15	2	30.00	SF	10.00	10.00	100	2010	2010	3	40	120	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,769
TOTAL MARKET OB/XF VALUE		7,083
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		165,352
SOH/AGL Deduction		93,530
ASSESSED VALUE		71,822
TOTAL EXEMPTION VALUE	HX HB	46,822
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21840	CARPORT	2,419	09/01/2008
MHU95841	MH MOVE-ON	0	03/03/1995
7687	MH MOVE-ON	3,000	02/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0555/0249	10/20/1988	WD	Q	V		17,000

GRANTOR: STOKES-NASSAU INC

GRANTEE: MCCOY & JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W58 S27 E16 N1 E15 S1 E27 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,083

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 07/29/2019 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS