LOT 111
RIVERSIDE ESTATES #1 PB 5/171

WATERS SAMUEL R & PAMELA E
10101 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2025

08-1S-23-1830-0111-0000

BUILDING CHARACTERISTICS

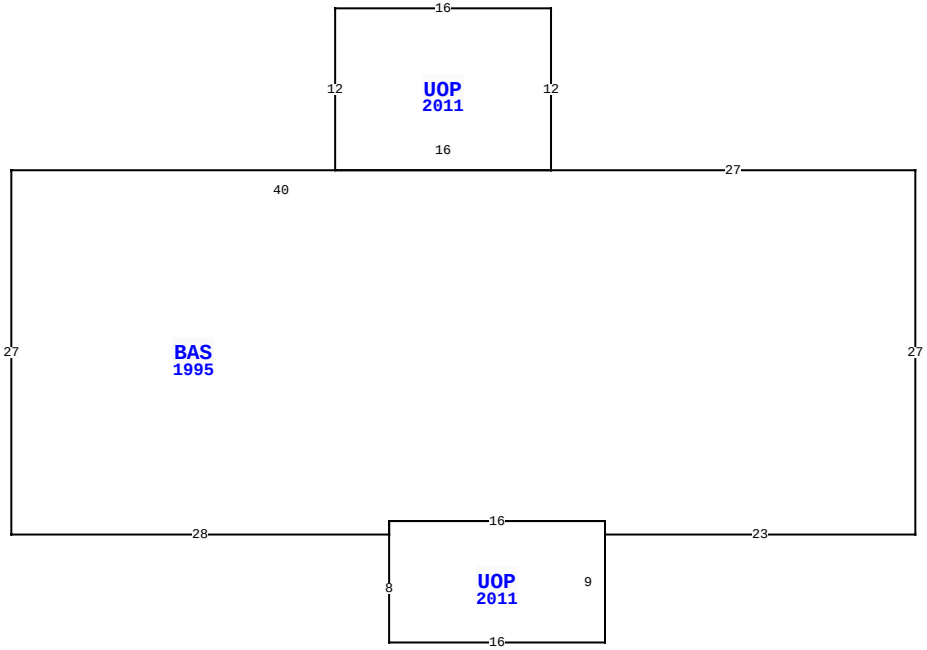
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,793	100	1995	1,793	98,820
UOP	144	25	2011	36	1,984
UOP	192	25	2011	48	2,645
TOTALS	2,129			1,877	103,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,877	147.3600	125.26	235,113	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 1996 Heated Area: 1793 HX Base Yr 1996



10101 CR 121, 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	1995	1995	3	76	2,660	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		103,450
TOTAL MARKET OB/XF VALUE		2,916
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		176,366
SOH/AGL Deduction		108,073
ASSESSED VALUE		68,293
TOTAL EXEMPTION VALUE	HX HB	43,293
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		176,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94545	MH MOVE-ON	42,062	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0708/1013	7/05/1994	WD	U	I	11	13,000
GRANTOR: KING ARLENE F						
GRANTEE: WATERS SAMUEL & PAM						
0582/0755	10/27/1989	WD	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: KING ARLENE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W27 UOP=[YR=2011] N12 W16 S12 E16$ W40 S27 E28
UOP=[YR=2011] S8 E16 N9 W16 S1$ N1 E16 S1 E23 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,916

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 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS