LOT 113 R622097
IN OR 2560/1332
RIVERSIDE ESTATES #1 PB 5/171

HARRIS ANTHONY &/MCBRIDE HENRY L JR
3549 HENRIETTA ST
JACKSONVILLE, FL 32209

2025

08-1S-23-1830-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	03	Quality Level 03

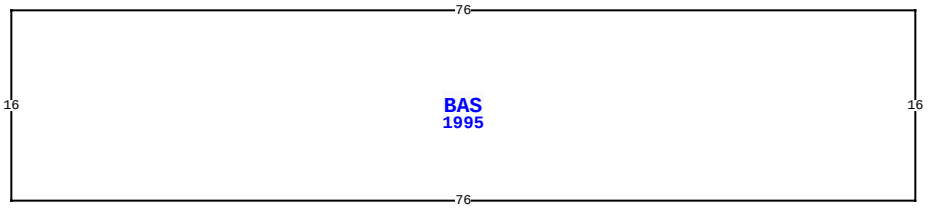
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1995	1,216	36,217
TOTALS	1,216			1,216	36,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	99.28	120,724	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2023 Heated Area: 1216 HX Base Yr



10033 CR 121, 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	36,217
TOTAL MARKET OB/XF VALUE	2,952
TOTAL LAND VALUE - MARKET	78,000
TOTAL MARKET VALUE	117,169
SOH/AGL Deduction	0
ASSESSED VALUE	117,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,169
TOTAL JUST VALUE	117,169
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1332	5/04/2022	QC	U	I	11	5,000
GRANTOR: BARNCORD PATRICIA						
GRANTEE: MCBRIDE HENRY L JR						
1906/0491	3/07/2014	QC	U	I	11	100
GRANTOR: BARNCORD PATRICIA V						
GRANTEE: BRAY LALEANA B & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S16 E76 N16$.

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	0	10	8	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	
2	0510	GARAGE WD-	0	0	16	16	256.00	SF	28.00	28.00	100	2003	2003	3	30	2,150	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2012	2012	3	50	480	

LAND DESCRIPTION

TOTAL OB/XF 2,952

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	0	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	0.80	19,500.00	15,600.00	78,000							

REVIEW DATE 08/16/2019 BY TWA Total Acres: 5.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 07/30/2025 BY SYS