PT OF NW1/4
IN OR 2256/1015
1994 FLEET DWMH

LAWRENCE LLOYD EDWARD/RADABOUGH CATHY MARIE ET AL
1108 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0160

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

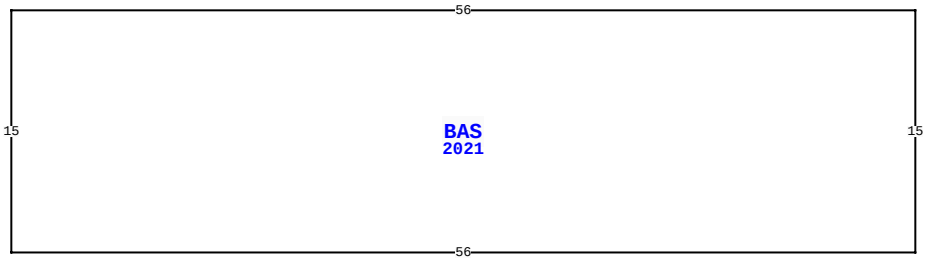
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	79,647
TOTALS	840			840	79,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	115.0000	97.75	82,110	2021	2021	0	0	0	3.00	97.00

2 M/H 94+ – 100% - 2025 Heated Area: 840 HX Base Yr 2025



1108 WINDRIDGE LN, BRYCEVILLE

BLD DATE	07/17/2007 DG	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,647
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		124,647
SOH/AGL Deduction		0
ASSESSED VALUE		124,647
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		68,925
TOTAL JUST VALUE		124,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000274	CO ISSUED	0	01/06/2022
21016065	MH MOVE-ON	0	11/18/2021
1703161	CO ISSUED	0	04/11/2017
17001353	MH MOVE-ON	0	02/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2256/1015	2/05/2019	WD	U	I	11	100
GRANTOR: PEOPLES MARIE L						
GRANTEE: LAWRENCE LLOYD E ET						
1592/0553	11/06/2008	QC	Q	I	06	100
GRANTOR: O'BRYANT DOYLE W & NA						
GRANTEE: PEOPLES ROBERT M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S15 E56 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/01/2022 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS