PT OF E1/2 OF NW1/4
IN OR 1997/726
2012 TOHO DW/MH

YATES LAURA & ERIC CHRISTOPHER
12075 LOLLY'S WAY
BRYCEVILLE, FL 32009

**2025**

**17-1S-23-0000-0003-0170**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 60 |
| Exterior Wall | 10 | ABOVE AVG 40 |
| 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

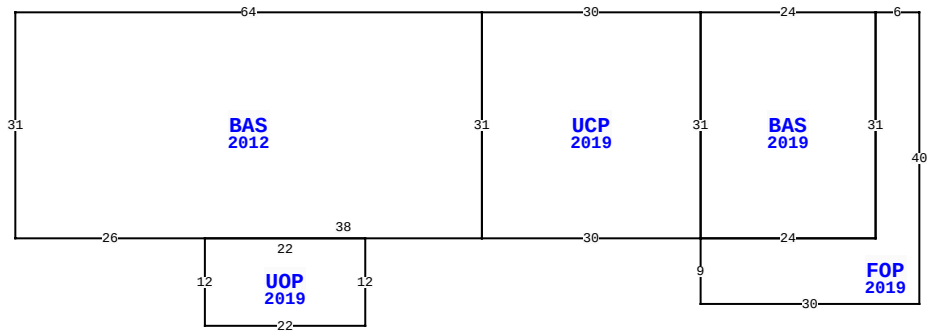
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | 2012 | 1,984 | 194,897 |
| BAS | 744 | 100 | 2019 | 744 | 73,086 |
| FOP | 456 | 30 | 2019 | 137 | 13,458 |
| UCP | 930 | 20 | 2019 | 186 | 18,272 |
| UOP | 264 | 25 | 2019 | 66 | 6,484 |
| TOTALS | 4,378 | | | 3,117 | 306,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 3,117 | 135.9600 | 115.57 | 360,232 | 2012 | 2017 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ – 100% - 2015 Heated Area: 2728 HX Base Yr 2015




12075 LOLLYS WAY, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 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 | | 306,197 |
| TOTAL MARKET OB/XF VALUE | | 3,290 |
| TOTAL LAND VALUE - MARKET | | 94,150 |
| TOTAL MARKET VALUE | | 403,637 |
| SOH/AGL Deduction | | 182,926 |
| ASSESSED VALUE | | 220,711 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 169,989 |
| TOTAL JUST VALUE | | 403,637 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 370,081 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH5419 | CO ISSUED | 0 | 07/19/2012 |
| E25181 | MOBILE HOME | 0 | 06/01/2012 |
| M17299 | H/AC | 0 | 06/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1997/0726 | 8/12/2015 | WD | U | I | 30 | 7,400 |
| GRANTOR: YATES LAURA | | | | | | |
| GRANTEE: YATES LAURA & ERIC | | | | | | |
| 1904/1023 | 2/20/2014 | QC | U | I | 11 | 8,000 |
| GRANTOR: WOODYARD JUDITH | | | | | | |
| GRANTEE: YATES LAURA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W6 BAS=[YR=2019] W24 UCP=[YR=2019] W30
BAS=[YR=2012] W64 S31 E26 UOP=[YR=2019] S12 E22 N12 W22$ E38
N31$ S31 E30 N31$ S31 E24 N31$ S31 W24 S9 E30 N40$.

## 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 | 2012 | 2012 | 3 | 94 | 3,290 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,290

| 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 | 2.69 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 94,150 | | | | | | | |

REVIEW DATE 01/08/2020 BY TWX Total Acres: 2.69 Total Land Value: 94,150 Market: 0 Agricultural: 0 Common: 94,150 PRINTED 07/30/2025 BY SYS