E345.83 FT OF N1/2 OF NW1/4 OF S
OR 2681/944
ESMT IN OR 501/995

EARREY FAMILY TRUST/EARREY LARRY G & JOAN MARIE CO
1148 DOE LANE
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0004-0020

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

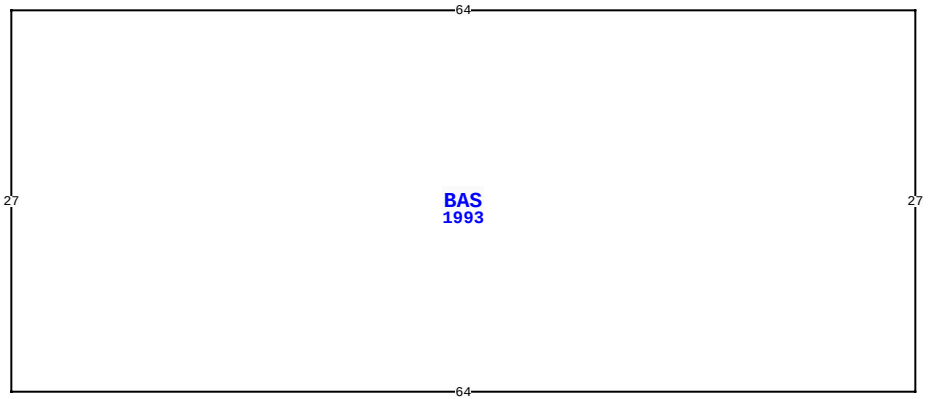
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	51,260
TOTALS	1,728			1,728	51,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,728	123.6000	98.88	170,865	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr 1987



1148 DOE LN, 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		51,260
TOTAL MARKET OB/XF VALUE		16,545
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		165,305
SOH/AGL Deduction		81,809
ASSESSED VALUE		83,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,774
TOTAL JUST VALUE		165,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010479	CO ISSUED	0	10/17/2018
4775	ADDITION	1,216	03/28/1988
3851	GARAGE	6,624	01/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/1039	11/08/2023	WD	U	I	11	100
GRANTOR: EARREY LARRY G & JOAN						
GRANTEE: EARREY FAMILY TRUST						
0501/0993	10/24/1986	WD	Q	V		17,500
GRANTOR: FREDERICK LARRY G						
GRANTEE: EARREY LARRY G & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E64 N27$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1987	1987	3	20	4,032	
2	0350	CARPORT WD	0	100	24	23	552.00	SF	13.00	13.00	100	1990	1990	3	20	1,435	
3	0350	CARPORT WD	0	100	24	22	528.00	SF	13.00	13.00	100	1991	1991	3	20	1,373	
4	0753	UEP	0	100	0	14	168.00	SF	22.00	22.00	100	1998	1998	3	25	924	
5	0755	FSP	0	100	16	10	160.00	SF	20.00	20.00	100	2003	2003	3	20	640	
6	1242	WD DECK A	0	100	16	9	144.00	SF	10.00	10.00	100	2003	2003	3	20	288	
7	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1991	1991	3	59.5	290	
8	1242	WD DECK A	0	100	24	9	216.00	SF	10.00	10.00	100	2004	2004	3	21	454	
9	0753	UEP	0	100	7	12	84.00	SF	22.00	22.00	100	2011	2011	3	60	1,109	
10	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000	

TOTAL OB/XF 16,545

LAND DESCRIPTION

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 03/13/2019 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS