PT OF SE/14 OF NW1/4 OF SW1/4
R568300
IN OR 698 PG 387

NEWMANS MICHAEL H
10243 CR 121
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0004-0030

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

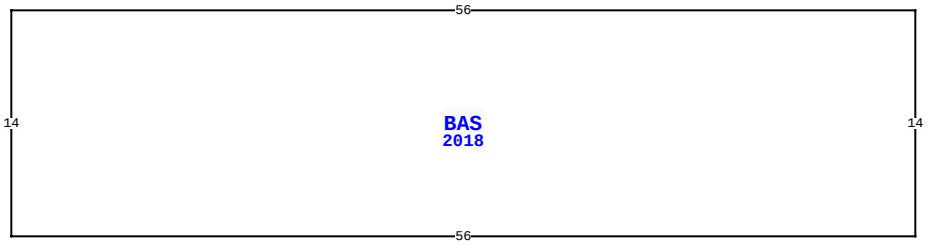
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2018	784	69,452
TOTALS	784			784	69,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	115.8000	98.43	77,169	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2018 Heated Area: 784 HX Base Yr 1995



10243 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		69,452
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		117,332
SOH/AGL Deduction		48,902
ASSESSED VALUE		68,430
TOTAL EXEMPTION VALUE	HX HB	43,430
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005106	CO ISSUED	0	05/21/2018
18002778	MH MOVE-ON	0	04/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0698/0387	2/10/1994	WD	U	V	07	100
GRANTOR: TURNER DANNY & HOLLY						
GRANTEE: NEWMANS MICHAEL H						
0666/0477	9/04/1992	WD	U	V		8,000
GRANTOR: TURNER DANNY & HOLLY						
GRANTEE: NEWMANS MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S14 E56 N14$.

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	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2024	2020		90	2,880	

TOTAL OB/XF 2,880

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS