LOT 21
ESMT OR 938/945
COUNTRYSIDE ACRES PB 5/287

COON REGINA FAYE/HIGH DEBRA ANN
411 WALNUT STREET #21542
GREEN COVE SPRINGS, FL 32043

2025

17-1S-23-0270-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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

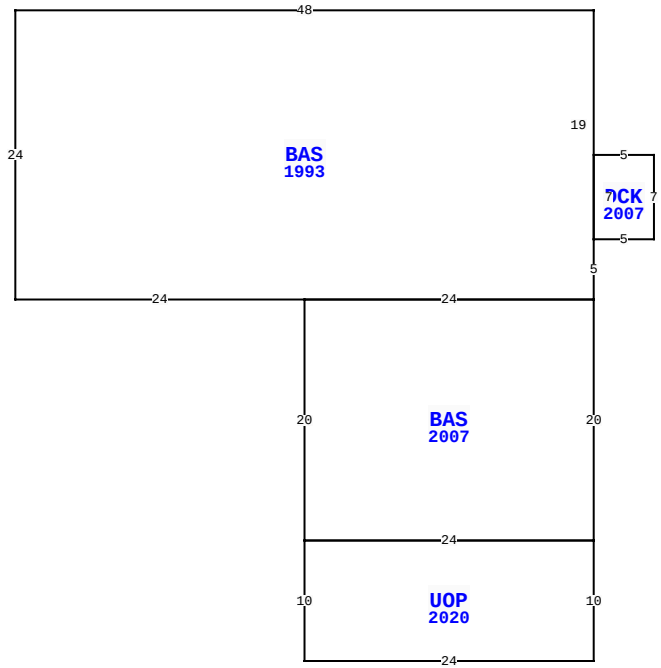
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,643
BAS	480	100	2007	480	14,435
DCK	35	15	2007	5	151
UOP	240	25	2020	60	1,804
TOTALS	1,907			1,697	51,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,697	107.4000	85.92	145,806	1993	1997	0	0	0	65.00	35.00

1 M/H 93- – 0% - 2025 Heated Area: 1632 HX Base Yr



9071 OLD WIRE PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	51,032
TOTAL MARKET OB/XF VALUE	1,539
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	129,071
SOH/AGL Deduction	0
ASSESSED VALUE	129,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,071
TOTAL JUST VALUE	129,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19155	ADDITION	5,000	12/01/2006
E18426	ELEC OTHER	750	12/01/2006
R09937	ADDITION	1,500	12/01/2006
93-150	MH MOVE-ON	22,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2754/306	11/26/2024	FJ	U	I	11	0
GRANTOR: CAMPBELL SAMMIE EST						
GRANTEE: COON REGINA FAYE						
2721/1563	6/21/2024	WD	Q	I	01	135,000
GRANTOR: LITTLE JOHNNY L & DEB						
GRANTEE: CAMPBELL SAMMIE						

BUILDING NOTES

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	13	12	156.00	SF	20.10	20.10	100	1997	1997	3	20	627	
2	0681	POLE SHED	0	0	19	8	152.00	SF	15.00	15.00	100	2006	2006	3	40	912	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W48 S24 E24 E24 N5 N19 $
BAS=[YR=2007;ORIG=-24,24] S20 E24 N20 W24 $
DCK=[YR=2007;ORIG=0,19] E5 N7 W5 S7 $
UOP=[YR=2020;ORIG=-24,54] N10 E24 S10 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,539

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	0006	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,500							

REVIEW DATE 04/23/2025 BY WWA Total Acres: 1.70 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS