LOT 38 2003 FTWD DW/MH
IN OR 1136/19
CONSERVATION ESMT OR 729/723

WALDEN JAMES E JR
9024 PINE OAK HAMMOCK LANE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0038-0000

BUILDING CHARACTERISTICS

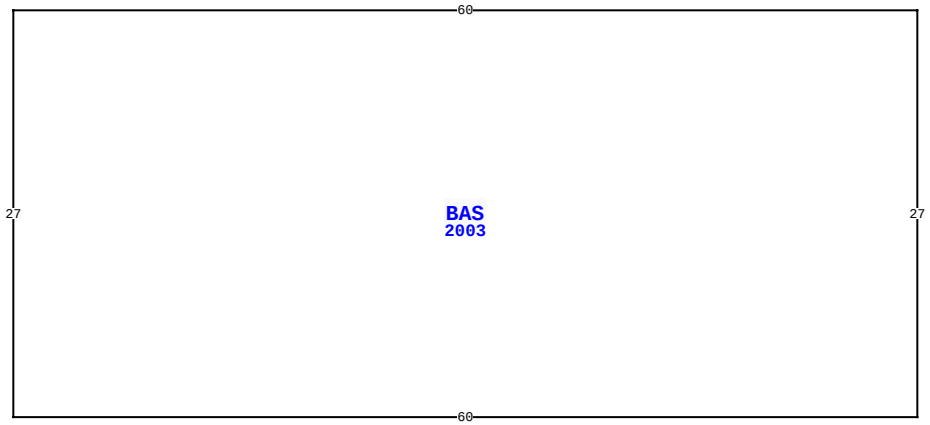
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,620	100	2003	1,620	112,334
TOTALS	1,620			1,620	112,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	135.9600	115.57	187,223	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2004 Heated Area: 1620 HX Base Yr 2004



9024 PINE OAK HAMMOCK LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		112,334
TOTAL MARKET OB/XF VALUE		7,710
TOTAL LAND VALUE - MARKET		75,250
TOTAL MARKET VALUE		195,294
SOH/AGL Deduction		112,372
ASSESSED VALUE		82,922
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,200
TOTAL JUST VALUE		195,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P03	NEW CONSTR	0	01/02/2003
MH034058	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/0019	5/08/2003	WD	U	I	13	115,000
GRANTOR: QUALITY MOBILE HOMES						
GRANTEE: WALDEN JAMES E JR						
1107/1009	1/15/2003	QC	Q	I	01	33,000
GRANTOR: ADKINS GEORGE E & DEB						
GRANTEE: QUALITY MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S27 E60 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0753	UEP	0	100	24	10	240.00	SF	22.00	22.00	100	2013	2013	3	68	3,590	
3	1242	WD DECK A	0	100	0	0	300.00	SF	5.00	5.00	100	2017	2017	3	74	1,110	

LAND DESCRIPTION

TOTAL OB/XF 7,710

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	0006	OR	0.00	0.00	2.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,250							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 2.15 Total Land Value: 75,250 Market: 0 Agricultural: 0 Common: 75,250 PRINTED 07/30/2025 BY SYS