PT OF N1/2 OF N1/2 OF SW1/4 OF
SW1/4 OF SEC 10-1N-23E
IN OR 1821/1973 (EX PT

PEARCE LISA M
2952 STAR BRIGHT PLACE
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0006-0020

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 80
Interior Floo	08	SHT VINYL 20
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

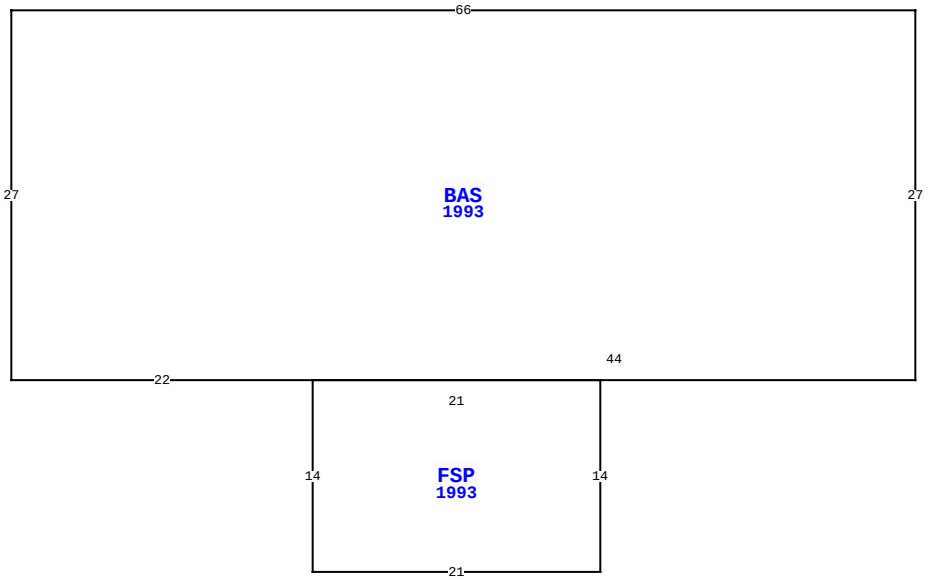
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	52,690
FSP	294	60	1993	176	5,204
TOTALS	2,076			1,958	57,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,958	123.2000	98.56	192,980	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1782 HX Base Yr 2013



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2952 STAR BRIGHT PL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		57,894
TOTAL MARKET OB/XF VALUE		6,521
TOTAL LAND VALUE - MARKET		86,800
TOTAL MARKET VALUE		151,215
SOH/AGL Deduction		103,020
ASSESSED VALUE		48,195
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,195
TOTAL JUST VALUE		151,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/0824	7/26/2017	QC	U	I	11	100
GRANTOR: SIMPKINS REX A & VICK						
GRANTEE: PEARCE LISA						
2139/0820	7/20/2017	QC	U	I	11	100
GRANTOR: CONNER RICKY L & REGI						
GRANTEE: PEARCE LISA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S27 E22 FSP=[YR=1993] S14 E21 N14 W21$ E44 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	0350	CARPORT WD	0	100	27	40	1,080.00	SF	13.00	13.00	100	1980	1980	3	20	2,808	
2	0752	USP	0	100	16	12	192.00	SF	15.00	15.00	100	2010	2010	3	56	1,613	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 6,521

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	0007	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 07/30/2025 BY SYS