NI/2 OF S1/4 OF SW1/4 OF SW1/4
EAST OF ROAD 121
IN OR 2333/1022

JOHNS TIMOTHY W & AMANDA S
14621 CR 121
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0007-0030

BUILDING CHARACTERISTICS

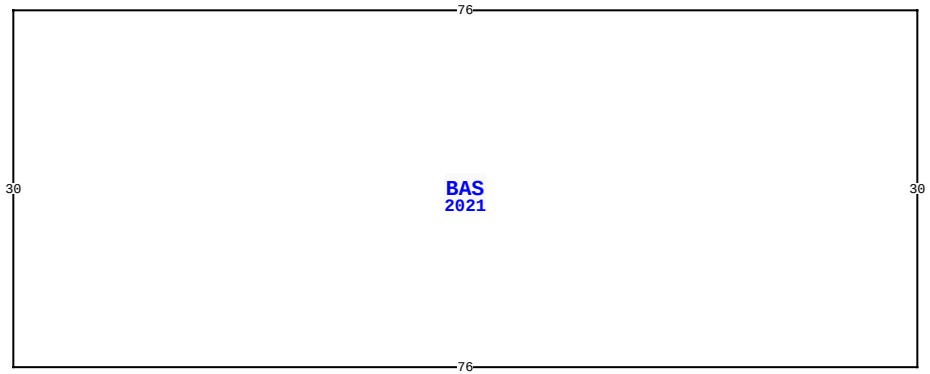
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,280	100	2021	2,280	215,777
TOTALS	2,280			2,280	215,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.2000	99.62	227,134	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



14621 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,777
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		278,777
SOH/AGL Deduction		78,676
ASSESSED VALUE		200,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,379
TOTAL JUST VALUE		278,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001371	MH MOVE-ON	0	02/13/2020
MH971968	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1022	12/17/2019	WD	U	I	11	100
GRANTOR: JOHNS AUDREY H						
GRANTEE: JOHNS TIMOTHY W & A						
2318/0651	6/03/2015	QC	U	I	11	100
GRANTOR: JOHNS AUDREY H						
GRANTEE: JOHNS TIMOTHY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.40	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,000							

REVIEW DATE 12/02/2020 BY TW Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS