PT SE1/4 OF SE1/4 OF
SEC 19-1N-23E IN OR 2165/1076
& ESMT IN OR 844-208

NEWMAN LESLIE W JR & CHRISTINA/
3777 ELLERY LANE
BRYCEVILLE, FL 32009

2025

19-1N-23-0000-0008-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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	04	Quality Level 04

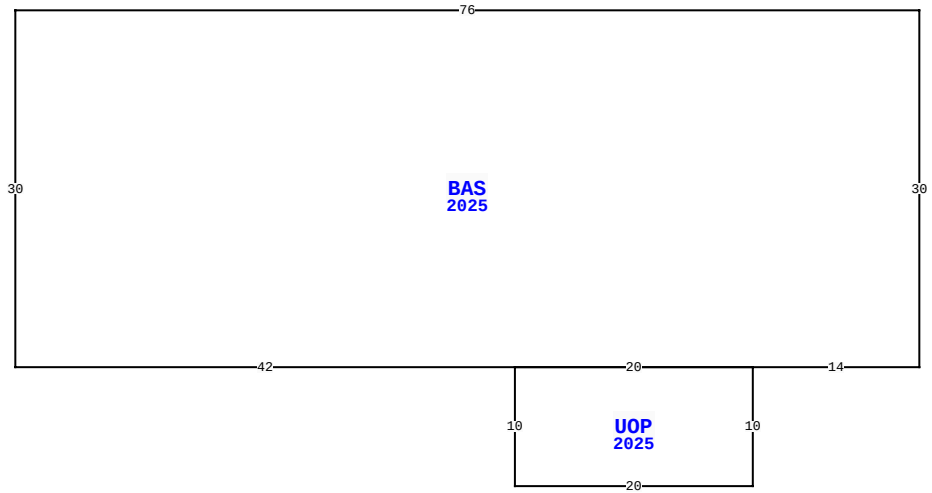
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	253,687
UOP	200	25	2025	50	5,564
TOTALS	2,480			2,330	259,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,330	132.2200	112.39	261,869	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2018



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

3777 ELLERY LN, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,250
TOTAL MARKET OB/XF VALUE		33,272
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		351,022
SOH/AGL Deduction		46,857
ASSESSED VALUE		304,165
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,443
TOTAL JUST VALUE		351,022
NCON VALUE		259,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002439	REPLACEMENT DOUBL	0	03/01/2024
MH230016315	30X76 DWMH	0	12/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1076	12/13/2017	QC	U	I	11	100
GRANTOR: HOWARD JAMES J & DONN						
GRANTEE: NEWMAN LESLIE W JR						
2165/1074	12/01/2017	WD	U	I	12	113,600
GRANTOR: HARRIS MIKE						
GRANTEE: HOWARD JAMES J & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,0] E76 S30 W14 W20 W42 N30 $
UOP=[YR=2025;ORIG=72,30] E20 S10 W20 N10 $
.

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	0861	POOL GUNIT	0	100	19	32	608.00	SF	85.00	85.00	100	1987	1987	3	20	10,336	
2	0811	CONCRETE B	0	100	0	0	752.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,936	
3	0845	KOOL DECK	0	100	0	0	685.00	SF	7.25	7.25	100	1987	1987	3	49.5	2,458	
4	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1982	1982	3	35	8,736	
7	0810	CONCRETE A	0	100	16	12	192.00	SF	6.50	6.50	100	1999	1999	3	75	936	
8	0681	POLE SHED	0	100	48	22	1,056.00	SF	15.00	15.00	100	2010	2010	3	56	8,870	

LAND DESCRIPTION

TOTAL OB/XF 33,272

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	0005	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 06/25/2024 BY WW Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS