IN OR 2570/1447
EX ESMT OR 909/78
EX 1-17

THOMPSON MICHAEL J
6851 MOJAVE LN
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0001-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

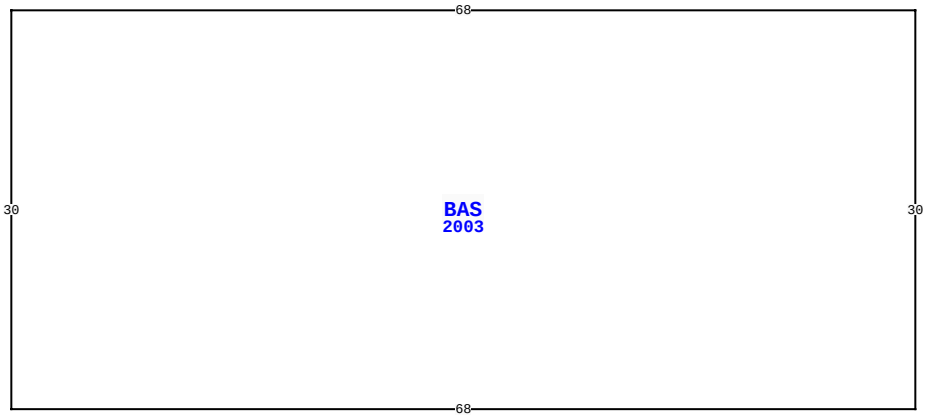
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100	2003	2,040	155,549
TOTALS	2,040			2,040	155,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,040	140.1600	119.14	243,046	2000	2010	0	0	0	36.00	64.00

1 M/H 94+ – 0% - 2023 Heated Area: 2040 HX Base Yr



6851 MOJAVE LN, 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	155,549
TOTAL MARKET OB/XF VALUE	16,162
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	216,711
SOH/AGL Deduction	9,615
ASSESSED VALUE	207,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,096
TOTAL JUST VALUE	216,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1447	6/08/2022	WD	Q	I	01	227,000
GRANTOR: CREEL CINDY						
GRANTEE: THOMPSON MICHAEL J						
2192/0848	4/23/2018	SW	Q	I	01	119,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: CREEL CINDY						

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	0681	POLE SHED	0	0	48	24	1,152.00	SF	15.00	15.00	100	2019	2019	3	87	15,034	
2	1242	WD DECK A	0	0	0	0	275.00	SF	5.00	5.00	100	2019	2019	3	82	1,128	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W68 S30 E68 N30$.

LAND DESCRIPTION

TOTAL OB/XF 16,162

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS