IN OR 298 PG 649
ESMT IN OR 774/412
EX R/W OR 1044/1146

CANTRELL TRILLES NEWMAN/CLOWERS KENNETH W ET AL
13161 WILDERNESS TR
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0030

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	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	03	Quality Level 03

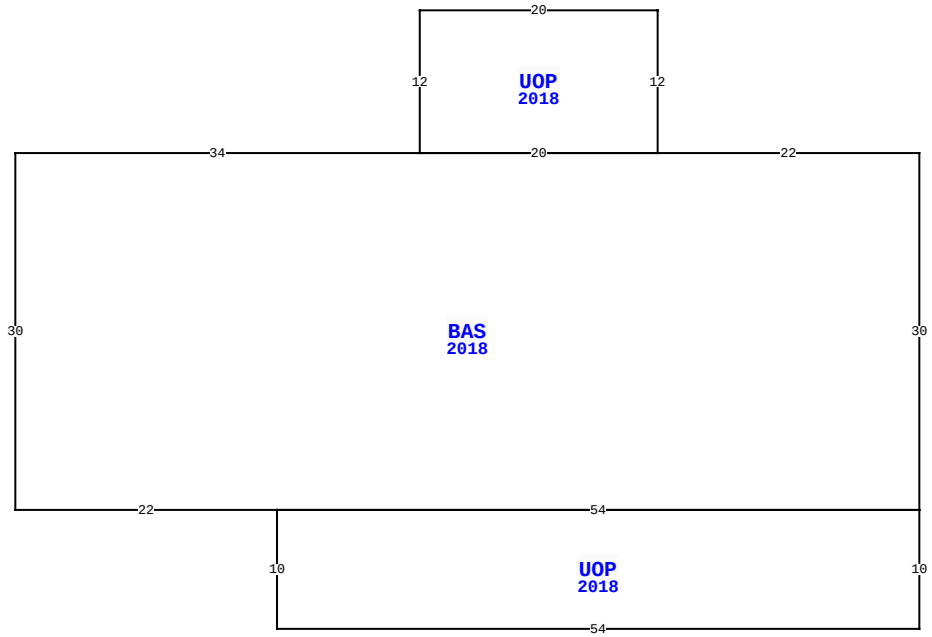
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	128,512
UOP	240	25	2018	60	3,382
UOP	540	25	2018	135	7,609
TOTALS	3,060			2,475	139,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,475	122.8000	104.38	258,340	2000	2005	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



13117 WILDERNESS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0200	BARN WD 0-	0	100	44	32	1,408.00	SF	20.00	20.00	100	1982	1982	3	20	5,632	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1982	1982	3	20	579	
3	0680	POLE SHED	0	100	10	12	120.00	SF	10.00	10.00	100	1982	1982	3	20	240	
4	0680	POLE SHED	0	100	8	12	96.00	SF	10.00	10.00	100	1982	1982	3	20	192	
5	0680	POLE SHED	0	100	0	0	828.00	SF	10.00	10.00	100	1993	1993	3	20	1,656	
6	0940	SHEDS/PORT	0	100	15	12	180.00	SF	30.00	30.00	100	1993	1993	3	20	1,080	
7	0681	POLE SHED	0	100	19	13	247.00	SF	15.00	15.00	100	2000	2000	3	27	1,000	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
9	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2018	2018	3	78	8,424	
10	0680	POLE SHED	0	100	0	0	660.00	SF	10.00	10.00	100	2018	2018	3	84	5,544	

TOTAL OB/XF 27,252

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		271,380
TOTAL MARKET OB/XF VALUE		46,373
TOTAL LAND VALUE - MARKET		252,300
TOTAL MARKET VALUE		570,053
SOH/AGL Deduction		10,417
ASSESSED VALUE		559,636
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		508,914
TOTAL JUST VALUE		570,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008520	CO ISSUED	0	06/29/2021
21001642	DEMOLITION	2,500	02/11/2021
MH992733	MH MOVE-ON	0	01/06/1999
B94936	XFOB	480,000,000	04/01/1994
8619	MH MOVE-ON	3,000	07/31/1991
8193	MH MOVE-ON	14,000	06/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0923	4/18/2022	FJ	U	I	11	100
GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W22 W20 W34 S30 E22 E54 N30 $
UOP=[YR=2018;ORIG=-54,30] S10 E54 N10 W54 $
UOP=[YR=2018;ORIG=-22,0] N12 W20 S12 E20 $
.

LAND DESCRIPTION

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		OR			17.40	AC		1.00	1.00	1.00	14,500.00	14,500.00	252,300							

REVIEW DATE 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 252,300 Market: 0 Agricultural: 0 Common: 252,300 PRINTED 07/30/2025 BY SYS

IN OR 298 PG 649
ESMT IN OR 774/412
EX R/W OR 1044/1146

CANTRELL TRILLES NEWMAN/CLOWERS KENNETH W ET AL
13161 WILDERNESS TR
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0030

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

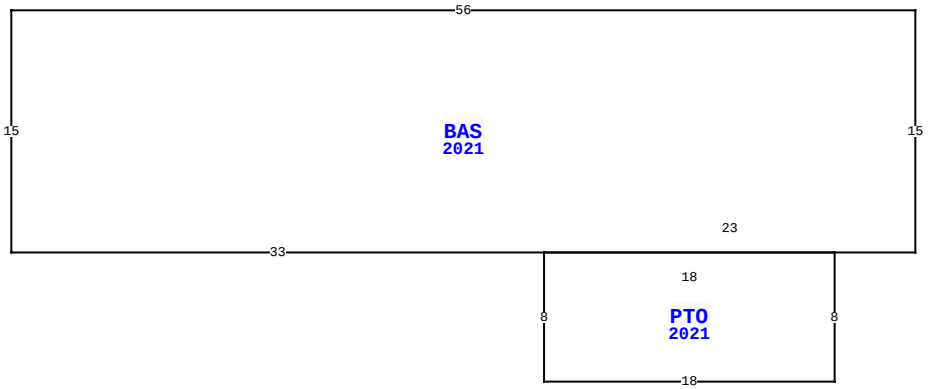
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2021	840	84,581
PTO	144	5	2021	7	705
TOTALS	984			847	85,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	847	127.3800	108.27	91,705	2019	2019	0	0	0	7.00	93.00

3 M/H 94+ – 100% - 2024 Heated Area: 840 HX Base Yr 2024



13117 WILDERNESS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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
11	0350	CARPORT WD	0	100	45	30	1,350.00	SF	13.00	13.00	100	2018	2018	3	78	13,689	
12	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	2018	2018	3	97	5,432	

NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		508,914
TOTAL JUST VALUE		570,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0923	4/18/2022	FJ	U	I	11	100
GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W56 S15 E33 PTO=[YR=2021] S8 E18 N8 W18$ E23 N15$.

LAND DESCRIPTION

TOTAL OB/XF 19,121

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

REVIEW DATE 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 252,300 Market: 0 Agricultural: 0 Common: 252,300 PRINTED 07/30/2025 BY SYS

IN OR 298 PG 649
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2025

24-1N-23-0000-0001-0030

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Roof Cover	12	MODULAR MT 100
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Interior Floo	08	SHT VINYL 50
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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	06	Quality Level 06

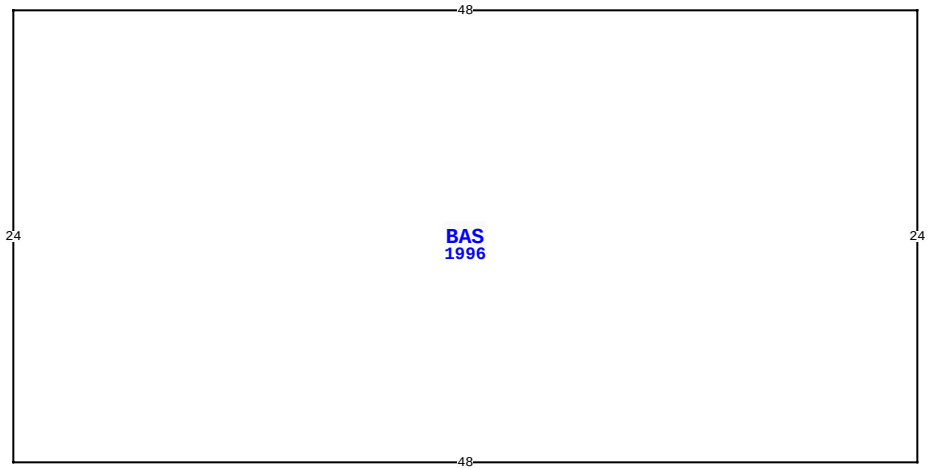
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	46,590
TOTALS	1,152			1,152	46,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	158.6000	134.81	155,301	1996	1996	0	0	0	70.00	30.00

4 M/H 94+ – 100% - 2024 Heated Area: 1152 HX Base Yr 2024



13117 WILDERNESS TR, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

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TOTAL JUST VALUE		570,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CLOWERS AMENDA J EST						
GRANTEE: NEWMAN TRILLES,KENN						
0298/0143	8/01/1979	WD	Q	V		26,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 N24$.

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

REVIEW DATE 01/23/2023 BY WW Total Acres: 17.40 Total Land Value: 252,300 Market: 0 Agricultural: 0 Common: 252,300 PRINTED 07/30/2025 BY SYS