PT OR 2619/166
EX R/W OR 976/991

CROSBY WILLIAM
14164 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0060

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 60
Interior Floo	08	SHT VINYL 40
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

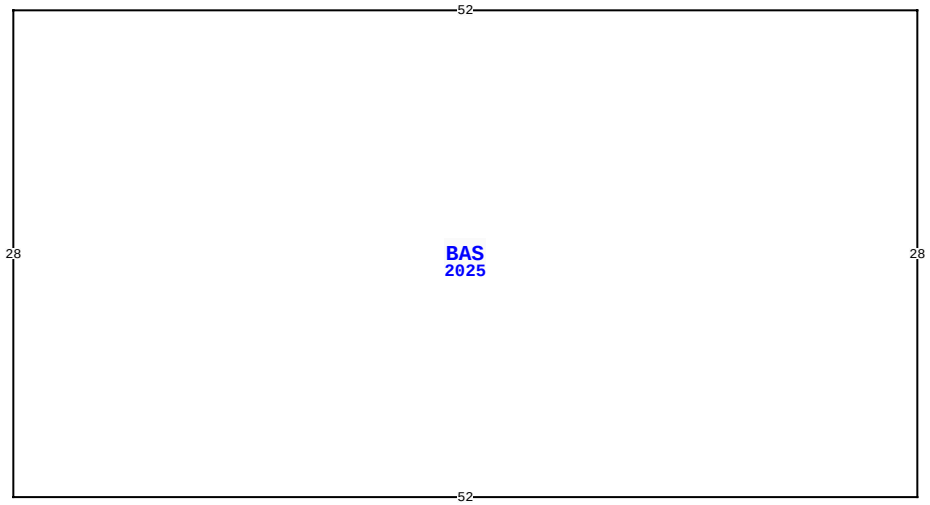
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2025	1,456	100,840
TOTALS	1,456			1,456	100,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.4000	98.94	144,057	2013	2013	0	0	0	30.00	70.00

1 M/H 94+ – 100% - 2025 Heated Area: 1456 HX Base Yr 2025



14156 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		100,840
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,500
TOTAL MARKET VALUE		181,340
SOH/AGL Deduction		0
ASSESSED VALUE		181,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		130,618
TOTAL JUST VALUE		181,340
NCON VALUE		100,840
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010066	CO ISSUED		08/30/2024
MH240004049	INSTALL 2013 DOUB	0	04/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/0166	2/06/2023	TD	U	V	37	45,000
GRANTOR: BROOKS OLIVIA A & IVI						
GRANTEE: CROSBY WILLIAM						
1415/0396	5/25/2006	QC	Q	I	01	100
GRANTOR: BROOKS IVIE EUGENE JR						
GRANTEE: BROOKS OLIVIA A & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] E52 S28 W52 N28 $
.

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		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,500							

REVIEW DATE 06/25/2024 BY WW Total Acres: 2.30 Total Land Value: 80,500 Market: 0 Agricultural: 0 Common: 80,500 PRINTED 07/30/2025 BY SYS