IN OR 1901/1122
R277994 & R277995

COTHREN SCOTT E
13500 VINEYARD DR
BRYCEVILLE, FL 32009

2025

30-1S-24-0000-0008-0010

BUILDING CHARACTERISTICS

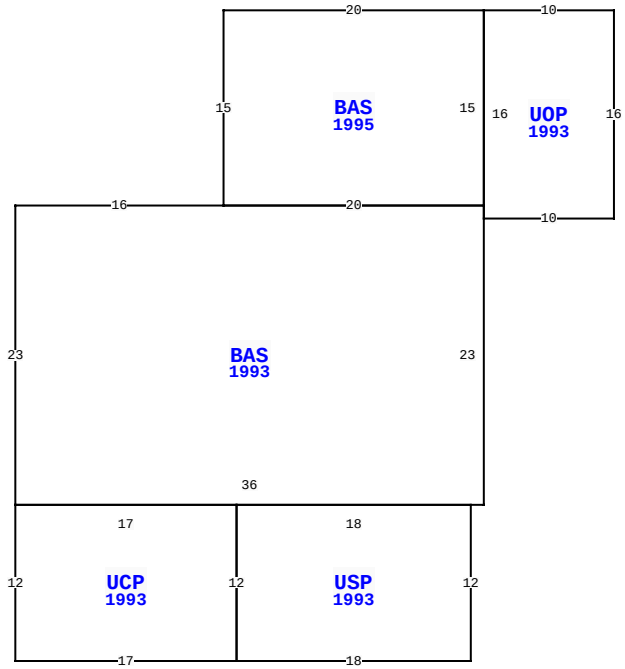
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	828	100	1993	828	20,806
BAS	300	100	1995	300	7,538
UCP	204	20	1993	41	1,030
UOP	160	25	1993	40	1,005
USP	216	50	1993	108	2,714
TOTALS	1,708			1,317	33,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,317	104.7000	83.76	110,312	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 1128 HX Base Yr



6387 CHURCH AVE, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	33,094
TOTAL MARKET OB/XF VALUE	21,550
TOTAL LAND VALUE - MARKET	58,050
TOTAL MARKET VALUE	112,694
SOH/AGL Deduction	13,932
ASSESSED VALUE	98,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,762
TOTAL JUST VALUE	112,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952342	GARAGE	10,608	11/20/1995
B94935	ADDITION	11,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1122	1/29/2014	WD	Q	I	01	50,000
GRANTOR: MIXSON JAMES M & PATR						
GRANTEE: COTHREN SCOTT E						
1297/1308	2/24/2005	WD	Q	I		65,500
GRANTOR: DONAROMA LOUIS W						
GRANTEE: MIXSON JAMES M & PA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W10 BAS=[YR=1995] W20 S15 BAS=[YR=1993] W16 S23 UCP=[YR=1993] S12 E17 USP=[YR=1993] E18 N12 W18 S12 $ N12 W17 $ E36 N23 W20 $ E20 N15 $ S16 E10 N16 $.

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	0511	GARAGE CB-	0	0	24	26	624.00	SF	40.00	40.00	100	1996	1996	3	70	17,472	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	2000	2000	3	77	2,218	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 21,550

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	0006	RSF-	2140.00	400.00	1.29	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,050							

REVIEW DATE 07/23/2019 BY TWA Total Acres: 1.29 Total Land Value: 58,050 Market: 0 Agricultural: 0 Common: 58,050 PRINTED 07/30/2025 BY SYS