PT OF GOVT LOT 1 & GOVT LOT 2
IN OR 1707/562
R787316 & R787317

PROCTOR JOHN D
6815 LEE LANE
BRYCEVILLE, FL 32009

**2025**

**32-1S-23-0000-0001-0040**

## BUILDING CHARACTERISTICS

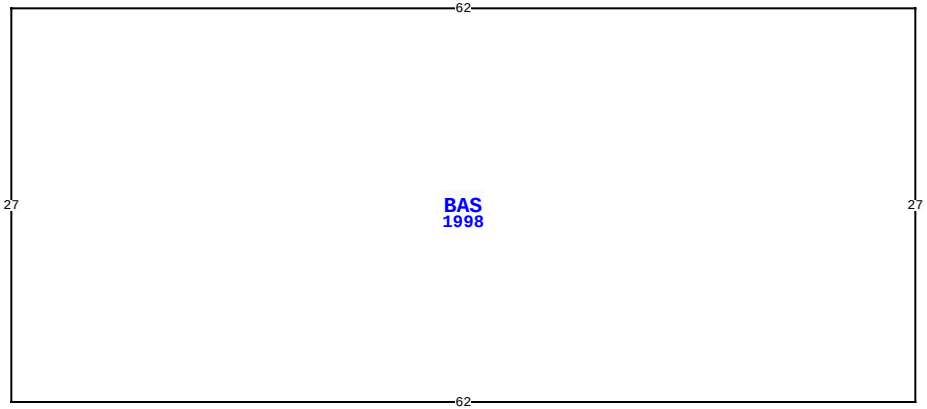
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,674 | 100 | 1998 | 1,674 | 79,776 |
| TOTALS | 1,674 | | | 1,674 | 79,776 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,674 | 140.1600 | 119.14 | 199,440 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ – 100% - 1999 Heated Area: 1674 HX Base Yr 1999




6815 LEE LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1998 | 1998 | 3 | 80 | 2,800 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,776 |
| TOTAL MARKET OB/XF VALUE | | 2,800 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 127,576 |
| SOH/AGL Deduction | | 71,404 |
| ASSESSED VALUE | | 56,172 |
| TOTAL EXEMPTION VALUE | HX HB | 31,172 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 127,576 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 106,743 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982228 | MH MOVE-ON | 0 | 06/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2522/1824 | 12/04/2021 | WD | U | I | 11 | 100 |
| GRANTOR: HANEY CHRISTEEN A | | | | | | |
| GRANTEE: PROCTOR JOHN D | | | | | | |
| 1707/0562 | 10/26/2010 | QC | U | I | 11 | 100 |
| GRANTOR: PROCTOR KIMBERLY S | | | | | | |
| GRANTEE: PROCTOR JOHN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W62 S27 E62 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 2,800

| 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 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS