IN OR 2279/99
ESMT PT OR 1519/1903

SHOULTZ DANIEL A
12975 SIX SISTERS WAY
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0130

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

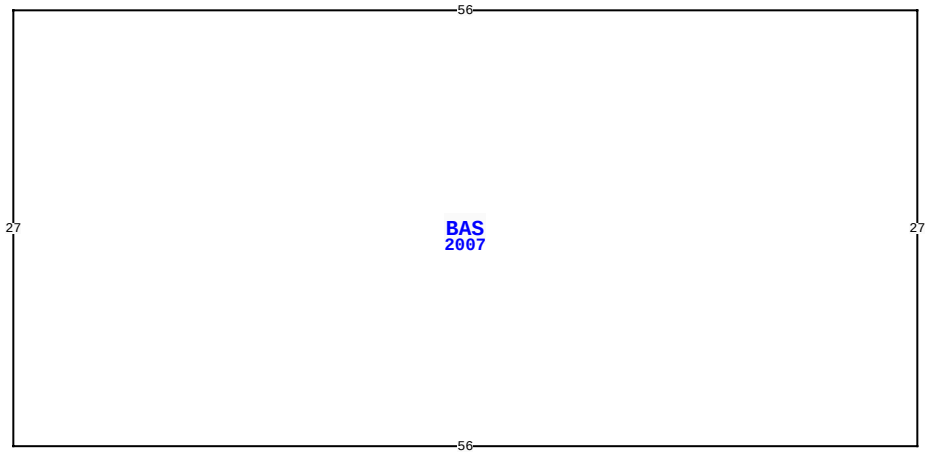
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	96,097
TOTALS	1,512			1,512	96,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	109.58	165,685	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



12975 SIX SISTERS WAY, BRYCEVILLE

BLD DATE	02/07/2007 JH	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		96,097
TOTAL MARKET OB/XF VALUE		990
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		194,587
SOH/AGL Deduction		72,413
ASSESSED VALUE		122,174
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,452
TOTAL JUST VALUE		194,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4982	CO ISSUED	0	08/01/2007
E19746	ELEC OTHER	0	08/01/2007
MH4982	MH MOVE-ON	0	08/01/2007
M13190	MECH OTHER	0	08/01/2007
P12626	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/0099	5/31/2019	WD	U	I	37	74,900
GRANTOR: BRYAN RUSTY D & JUDIT						
GRANTEE: SHOULTZ DANIEL A						
2279/0097	5/14/2019	QC	U	I	11	100
GRANTOR: THOMAS FAMILY REVOCAB						
GRANTEE: BRYAN RUSTY D & JUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W56S27E56N27$.

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	1242	WD DECK A	0	100	30	6	180.00	SF	10.00	10.00	100	2013	2013	3	55	990	

LAND DESCRIPTION

TOTAL OB/XF 990

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 03/12/2019 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS