

LOT 1
EX R/W OR 1009/802
THE PINES #1 PB 5/78 & 79

GORDON JASON
13492 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0001-0000



ELEMENT		CD	BUILDING CHARACTERISTICS		
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		4	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	08		
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	210,513
TOTALS	2,280			2,280	210,513

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	M/H	94+	- 100%	- 2020	Heated Area: 2280		HX Base Yr 2020					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>BAS 2019</p> </div> </div>												
13492 US HWY 301, BRYCEVILLE				BLD DATE		LGL DATE	05/21/2025					MLU
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			210,513
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			255,513
SOH/AGL Deduction			86,197
ASSESSED VALUE			169,316
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			118,594
TOTAL JUST VALUE			255,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012082	CO ISSUED	0	11/21/2019
B1428781	DEMOLITION	0	05/01/2014
B20820	DEMOLITION	500	12/01/2007
P12725	OTHER	0	09/01/2007
C4998	CO ISSUED	0	01/01/2007
MH074998	MH MOVE-ON	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2294/0094	7/03/2019	QC	U	I	11	100
GRANTOR: KUDZUE 3 TRUCKING & P						
GRANTEE: GORDON JASON						
1673/1701	4/29/2009	WD	Q	I	01	40,000
GRANTOR: WILKERSON MAYDELL						
GRANTEE: KUDZUE 3 TRUCKING &						

EXTRA FEATURES																
L N	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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W76 S30 E76 N30\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	197.00	234.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							