LOT 2
IN OR 948/1281
EX R/W OR 1032/1236

PANNONE STARR M
13456 HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0002-0000

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

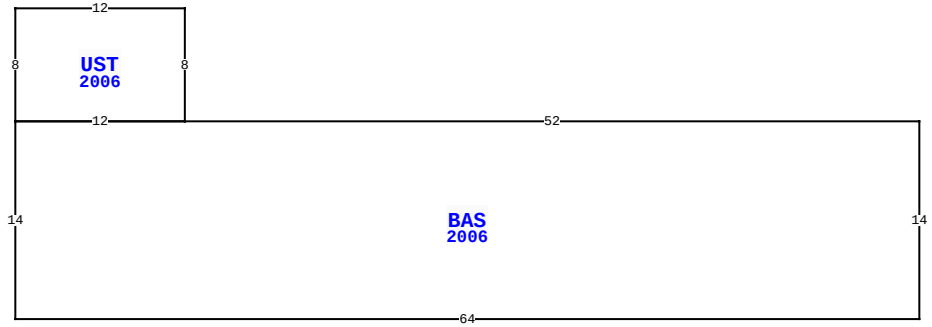
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	2006	896	34,983
UST	96	55	2006	53	2,069
TOTALS	992			949	37,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	949	116.2000	92.96	88,219	1989	1999	0	0	0	58.00	42.00

1 M/H 93- – 100% - 2007 Heated Area: 896 HX Base Yr 2007



13456 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,092
TOTAL MARKET OB/XF VALUE		8,253
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		113,345
SOH/AGL Deduction		60,436
ASSESSED VALUE		52,909
TOTAL EXEMPTION VALUE	HX HB	27,909
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/1281	9/08/2000	WD	U	I	13	42,500
GRANTOR: SANTOS BRIDGETT R						
GRANTEE: PANNONE STARR M						
0934/1779	6/02/2000	WD	U	I	13	25,000
GRANTOR: ETHRIDGE MICHAEL A						
GRANTEE: SANTOS BRIDGETTE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W52 UST=[YR=2006] N8 W12 S8 E12$ W12 S14 E64 N14$.

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	0752	USP	0	100	18	8	144.00	SF	15.00	15.00	100	2000	2000	3	27	583	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	1995	1995	3	20	878	
3	0752	USP	0	100	10	10	100.00	SF	15.00	15.00	100	2002	2002	3	29	435	
4	0752	USP	0	100	0	0	174.00	SF	15.00	15.00	100	2002	2002	3	29	757	
5	0200	BARN WD 0-	0	100	30	20	600.00	SF	20.00	20.00	100	2003	2003	3	30	3,600	
6	0351	CARPORT MT	0	100	30	20	600.00	SF	5.00	5.00	100	2006	2006	3	24	720	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 8,253

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	0004	OR	197.00	234.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

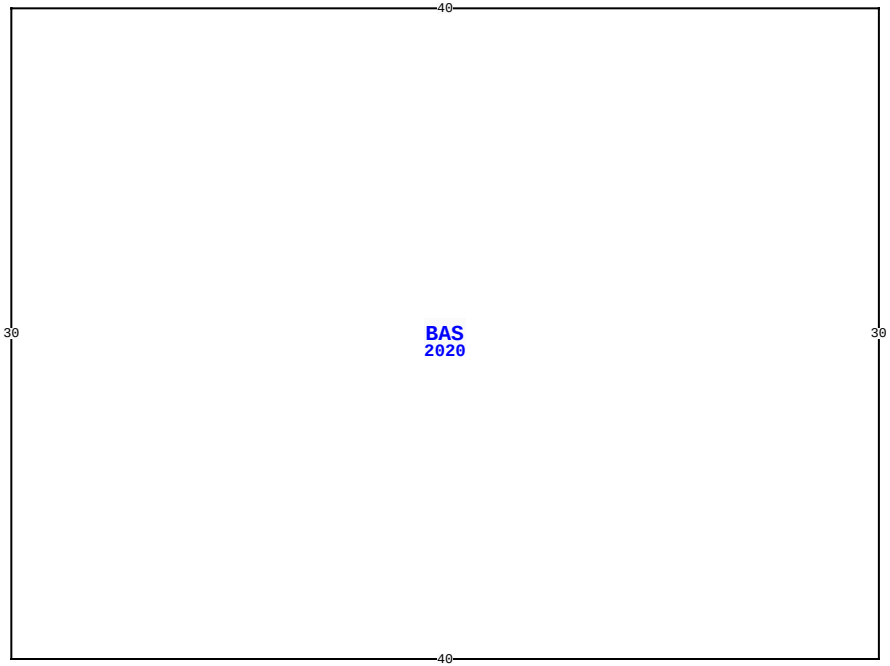
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2020	1,200	23,040
TOTALS	1,200			1,200	23,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	54.0600	20.00	24,000	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



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GRANTOR: ETHRIDGE MICHAEL A						
GRANTEE: SANTOS BRIDGETTE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S30 E40 N30$.

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

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS