LOT 3 1993 FLEE DWMH
FEE SIMPLE LIMITED ACCESS
RIGHTS ONLY

PANNONE STARR M
13456 US HWY 301
BRYCEVILLE, FL 32009-0237

2025

33-1N-24-2050-0003-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

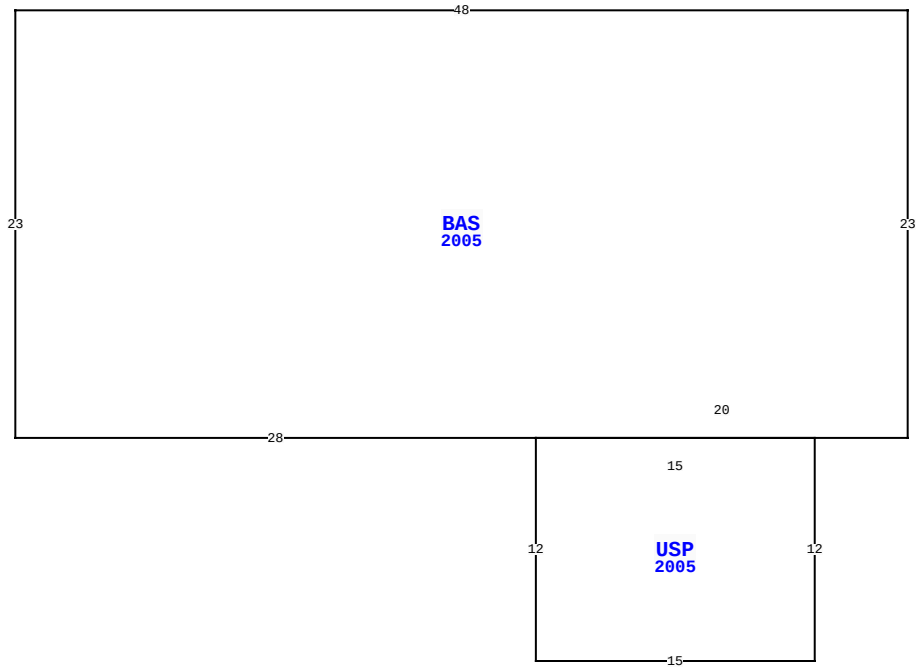
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2005	1,104	45,547
USP	180	50	2005	90	3,713
TOTALS	1,284			1,194	49,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,194	128.9200	103.14	123,149	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 0% - 0 Heated Area: 1104 HX Base Yr



13452 US HWY 301, 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	1242	WD DECK A	0	0	10	7	70.00	SF	10.00	10.00	100	2002	2002	3	20	140	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,260
TOTAL MARKET OB/XF VALUE	140
TOTAL LAND VALUE - MARKET	45,450
TOTAL MARKET VALUE	94,850
SOH/AGL Deduction	34,118
ASSESSED VALUE	60,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,732
TOTAL JUST VALUE	94,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044362	MH MOVE-ON	0	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/0909	9/11/2002	WD	Q	V		12,000
GRANTOR: JEEBOO SAMUEL STEVE						
GRANTEE: PANNONE STARR M						
0927/1326	4/07/2000	QC	Q	V	06	100
GRANTOR: WONG KHAIROONESA						
GRANTEE: JEEBOO SAMUEL STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W48 S23 E28 USP=[YR=2005] S12 E15 N12 W15$ E20 N23$.

LAND DESCRIPTION

TOTAL OB/XF 140

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	0004	OR	197.00	235.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS