

LOT 10 R787333
 IN OR 663/1332
 EX R/W OR 1011/1798

WILKERSON FRANK W JR
 13170 US HWY 301
 BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0010-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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	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
BAS	1,064	100	1999
TOTALS	1,064		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,064	98.2000	78.56	83,588	1993	1993	0	0	70.00	30.00
1 M/H 93- - 100% - 1995 Heated Area: 1064 HX Base Yr 1995											
13170 US HWY 301, BRYCEVILLE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/21/2025		MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			25,076
TOTAL MARKET OB/XF VALUE			1,094
TOTAL LAND VALUE - MARKET			50,850
TOTAL MARKET VALUE			77,020
SOH/AGL Deduction			48,862
ASSESSED VALUE			28,158
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			3,158
TOTAL JUST VALUE			77,020
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0663/1332	7/23/1992	WD	U	I	10	8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						
0519/0534	6/05/1987	AD	Q	V		8,000
GRANTOR: YVWZX CORP						
GRANTEE: WILKERSON FRANK W J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W76 S14 E76 N14 \$.	

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
1	0752	USP	0	100	8	8			15.00	100	1997	1997	3	24	230	
2	0940	SHEDS/PORT	0	100	12	12			30.00	100	1998	1998	3	20	864	
TOTALS																

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	215.00	242.00	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							