LOT 12
EX R/W OR 997/857
THE PINES #1 PB 5/78 & 79

POHNERT DANIEL JR & SAVANNAH
13086 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01

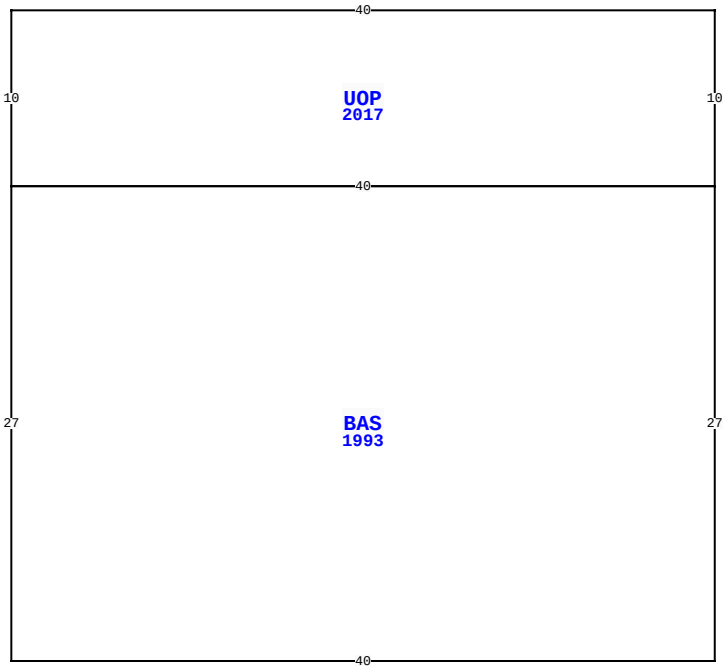
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	16,764
UOP	400	25	2017	100	1,552
TOTALS	1,480			1,180	18,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,180	64.6800	51.74	61,053	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1080 HX Base Yr



13086 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,316
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	54,316
SOH/AGL Deduction	0
ASSESSED VALUE	54,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,316
TOTAL JUST VALUE	54,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/322	4/29/2025	WD	Q	I	01	215,000
GRANTOR: MCFALL GERALD JR						
GRANTEE: POHNERT DANIEL JR &						
2695/23	2/16/2024	WD	Q	I	01	55,000
GRANTOR: KROENING KYLE S						
GRANTEE: MCFALL GERALD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-40,10] S27 E40 N27 W40 $
UOP=[YR=2017;ORIG=0,0] W40 S10 E40 N10 $
.

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
1	000100	C	RES	0	0004	OR	189.00	244.00	1.00	AC		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 05/01/2024 BY WWA Total Acres: 1.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS