LOT 19
IN OR 964/965
R360129 & R360130

LLOYD MARY A
12844 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	03	Quality Level 03

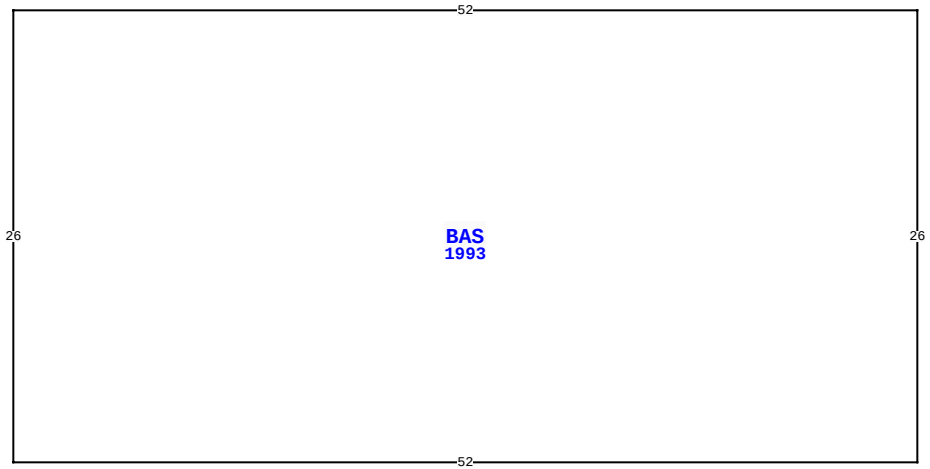
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1993	1,352	40,106
TOTALS	1,352			1,352	40,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	123.6000	98.88	133,686	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1352 HX Base Yr 2001



12844 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		40,106
TOTAL MARKET OB/XF VALUE		1,145
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		86,251
SOH/AGL Deduction		57,063
ASSESSED VALUE		29,188
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,188
TOTAL JUST VALUE		86,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7216	MH MOVE-ON	29,000	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0964/0965	12/29/2000	QC	U	I	10	100
GRANTOR: STONE CONTAINER CORP						
GRANTEE: LLOYD MARY A						
0964/0935	12/29/2000	WD	U	I		55,000
GRANTOR: ELLISON LOUISE M						
GRANTEE: LLOYD MARY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 E52 N26$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1990	1990	3	20	613	
2	0751	UOP	0	100	6	11	66.00	SF	10.00	10.00	100	1989	1989	3	20	132	
3	1242	WD DECK A	0	100	10	20	200.00	SF	10.00	10.00	100	1988	1988	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 1,145

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	185.00	250.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS