LOT 22
IN OR 2106/911
R622212 & R622213 R334210

SHAHAN DARYL CRAIG & MICHELLE HARTLEY
12740 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0022-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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

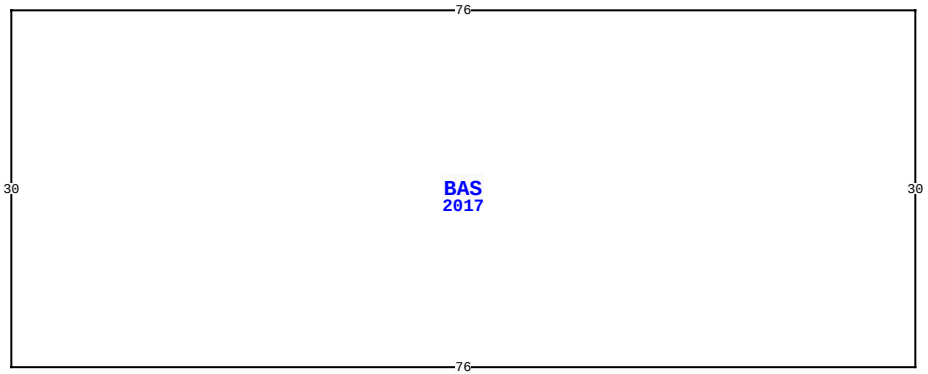
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	193,393
TOTALS	2,280			2,280	193,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	117.4000	99.79	227,521	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 2280 HX Base Yr 2018



12740 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		193,393
TOTAL MARKET OB/XF VALUE		17,010
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		255,403
SOH/AGL Deduction		116,383
ASSESSED VALUE		139,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,298
TOTAL JUST VALUE		255,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005277	GARAGE	27,054	08/22/2017
1703810	CO ISSUED	0	04/28/2017
B26970	DEMOLITION	1,500	04/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2106/0911	3/10/2017	WD	Q	I	01	25,000
GRANTOR: ERVIN-HURD PATRICIA F						
GRANTEE: SHAHAN DARYL CRAIG						
0729/0620	5/10/1995	WD	Q	I	01	100
GRANTOR: ERVIN-HURD PATRICIA F						
GRANTEE: ERVIN-HURD PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W76 S30 E76 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
1	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2017	2017	3	81	17,010	

LAND DESCRIPTION

TOTAL OB/XF 17,010

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/18/2023 BY WWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS