LOT 25
EX R/W OR 983/1940
2006 SCTB DW/MH

HARROLD KELSEY LEE
12688 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2050-0025-0000

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 70
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

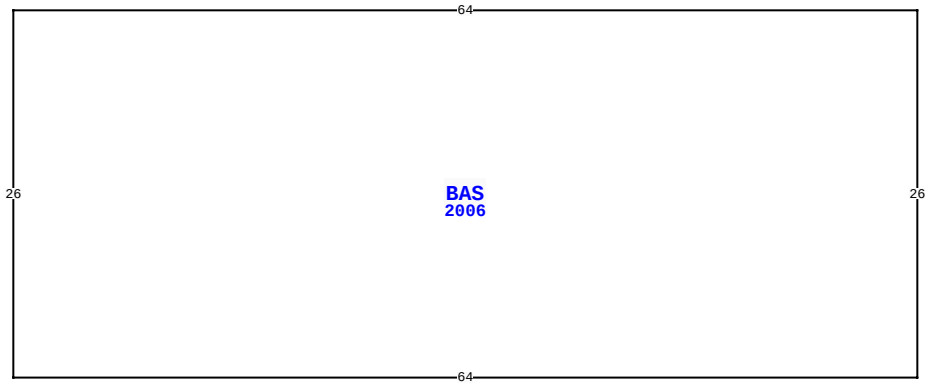
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2006	1,664	101,766
TOTALS	1,664			1,664	101,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	128.4800	109.21	181,725	2006	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2023 Heated Area: 1664 HX Base Yr 2023



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,766
TOTAL MARKET OB/XF VALUE		7,422
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		154,188
SOH/AGL Deduction		19,666
ASSESSED VALUE		134,522
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,800
TOTAL JUST VALUE		154,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4852	MH MOVE-ON	0	11/09/2006
E18190	ELEC OTHER	0	10/01/2006
M12135	MECH OTHER	0	10/01/2006
P11636	OTHER	0	10/01/2006
B18463	FOUNDATION	1,950	09/01/2006
WE00461	OTHER	0	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0479	3/07/2022	WD	Q	I	01	150,000
GRANTOR: HINES WILLIAM B & HIN						
GRANTEE: HARROLD KELSEY LEE						
1480/1762	2/26/2007	WD	U	I	07	100
GRANTOR: HINES WANDA FAYE						
GRANTEE: HINES WILLIAM B &						

12688 US HWY 301, BRYCEVILLE

BLD DATE	02/15/2007	JH	LGL DATE	05/21/2025 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

EXTRA FEATURES

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	0754	FOP	0	100	17	11	187.00	SF	15.00	15.00	100	2017	2017	3	74	2,076	
2	0753	UEP	0	100	20	15	300.00	SF	22.00	22.00	100	2017	2017	3	81	5,346	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W64 S26 E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,422

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	157.00	254.00	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