LOT 28
IN OR 915/1828
2007 HMMT DW/MH

DUNHAM VIOLA E
12554 US HIGHWAY 301
BRYCEVILLE, FL 32009-1940

2025

33-1N-24-2050-0028-0000

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 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	05	Quality Level 05

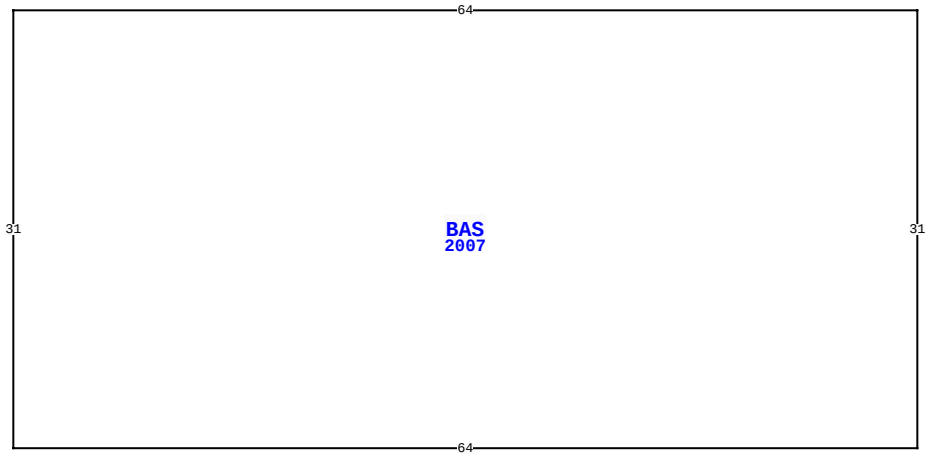
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2007	1,984	138,029
TOTALS	1,984			1,984	138,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	141.1200	119.95	237,981	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 1984 HX Base Yr



12554 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		138,029
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		54,900
TOTAL MARKET VALUE		192,929
SOH/AGL Deduction		101,222
ASSESSED VALUE		91,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,985
TOTAL JUST VALUE		192,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12945	MECH OTHER	0	05/01/2007
P12339	OTHER	0	05/01/2007
M12847	MECH OTHER	0	04/01/2007
C4931	CO ISSUED	0	01/01/2007
MH4931	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/1828	1/19/2000	QC	U	I	21	100
GRANTOR: DUNHAM ALFRED S						
GRANTEE: DUNHAM VIOLA E						
0595/1078	4/24/1990	WD	U	V	10	6,000
GRANTOR: YVWZX CORPORATION						
GRANTEE: DUNHAM ALFRED & VIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S31 E64 N31 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	217.00	258.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS