LOT 1
(EX R/W OR 976/519 &
OR 1121/926)

WINNE DANIELLE R/WIGGINS JESSE M JR
5754 BRANNON AVE
JACKSONVILLE, FL 32244

2025

33-1N-24-2051-0001-0000

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	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	0	0 100
Units		0 100
Quality	06	Quality Level 06

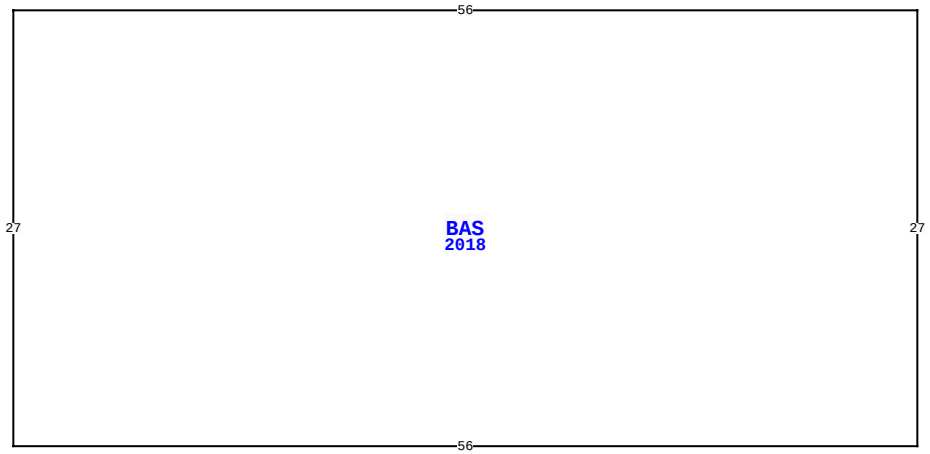
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2018	1,512	175,625
TOTALS	1,512			1,512	175,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	151.8400	129.06	195,139	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



12891 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	175,625
TOTAL MARKET OB/XF VALUE	5,210
TOTAL LAND VALUE - MARKET	54,900
TOTAL MARKET VALUE	235,735
SOH/AGL Deduction	38,596
ASSESSED VALUE	197,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,139
TOTAL JUST VALUE	235,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003107	CO ISSUED	0	03/27/2018
93476	NEW CONSTR	44,775	02/01/1994
93138	MH MOVE-ON	19,000	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0981	7/23/2021	WD	Q	I	01	193,000
GRANTOR: STROUD BARBARA A						
GRANTEE: WINNE DANIELLE R &						
2467/1771	5/26/2021	WD	U	I	38	95,000
GRANTOR: WILDS KENNETH E SR &						
GRANTEE: STROUD BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S27 E56 N27$.

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	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	2018	2018	3	78	624	
2	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2018	2018	3	78	1,560	
3	0810	CONCRETE A	0	0	30	16	480.00	SF	6.50	6.50	100	2018	2018	3	97	3,026	

LAND DESCRIPTION

TOTAL OB/XF 5,210

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	0.00	0.00	1.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,900							

REVIEW DATE 02/11/2022 BY TW Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS