LOT 4
IN OR 2187/754
EX R/W IN OR 964/134

BROWN ADAM P & JENNIFER
8081 BILLYVILLE DRIVE
BRYCEVILLE, FL 32009

2025

33-1N-24-2051-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

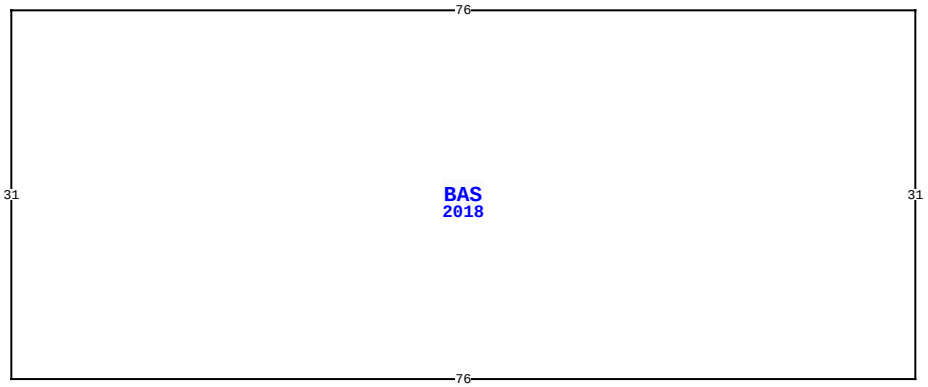
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD 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	2,356	100	2018	2,356	210,514
TOTALS	2,356			2,356	210,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	116.8000	99.28	233,904	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



8081 BILLYVILLE DR, 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	210,514
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,900
TOTAL MARKET VALUE	265,414
SOH/AGL Deduction	61,696
ASSESSED VALUE	203,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,718
TOTAL JUST VALUE	265,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006892	CO ISSUED	0	07/06/2018
18002818	MH MOVE-ON	0	04/04/2018
7356	MH MOVE-ON	14,000	07/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2187/0754	3/30/2018	WD	U	I	37	17,600
GRANTOR: EVANS WILLIAM LEE JR						
GRANTEE: BROWN ADAM P JENNIF						
0937/1464	6/23/2000	WD	U	V	10	10,500
GRANTOR: YVWZX CORP						
GRANTEE: EVANS WM LEE JR & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S31 E76 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/27/2024 BY WWA Total Acres: 1.22 Total Land Value: 54,900 Market: 0 Agricultural: 0 Common: 54,900 PRINTED 07/30/2025 BY SYS