LOT 6 & PT OF LOT 7
IN OR 2389/175
UTL ESMT PT OR 607/872-882

MODRICKER CHARLES W & TRACEY H
12761 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2051-0006-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	03	Quality Level 03

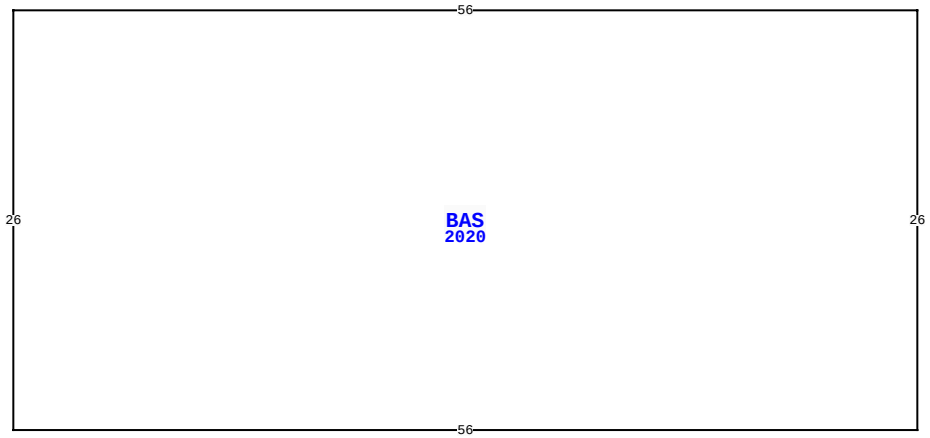
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2020	1,456	137,559
TOTALS	1,456			1,456	137,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.0000	99.45	144,799	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 1456 HX Base Yr 2021



12761 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		137,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		202,359
SOH/AGL Deduction		67,861
ASSESSED VALUE		134,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,776
TOTAL JUST VALUE		202,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004955	10X12 SHED	6,153	04/21/2021
20010157	CO ISSUED	0	10/23/2020
MH135501	MH MOVE-ON	0	09/01/2013
M1318735	H/AC	0	09/01/2013
7473	MH MOVE-ON	19,241	09/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0175	9/02/2020	SW	U	I	12	109,000
GRANTOR: VANDERBILT MTG & FINA						
GRANTEE: MODRICKER CHARLES W						
2375/1533	7/06/2020	WD	U	I	12	63,100
GRANTOR: CRAFT NANCY D						
GRANTEE: VANDERBILT MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W56 S26 E56 N26$.

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	100	0004	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 02/23/2021 BY TW Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS