LOT 9
IN OR 2141/454
2000 FTWD DW/MH

WATERS RODNEY K
46624 MIDDLE ROAD
CALLAHAN, FL 32011

2025

33-1N-24-2051-0009-0000

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 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

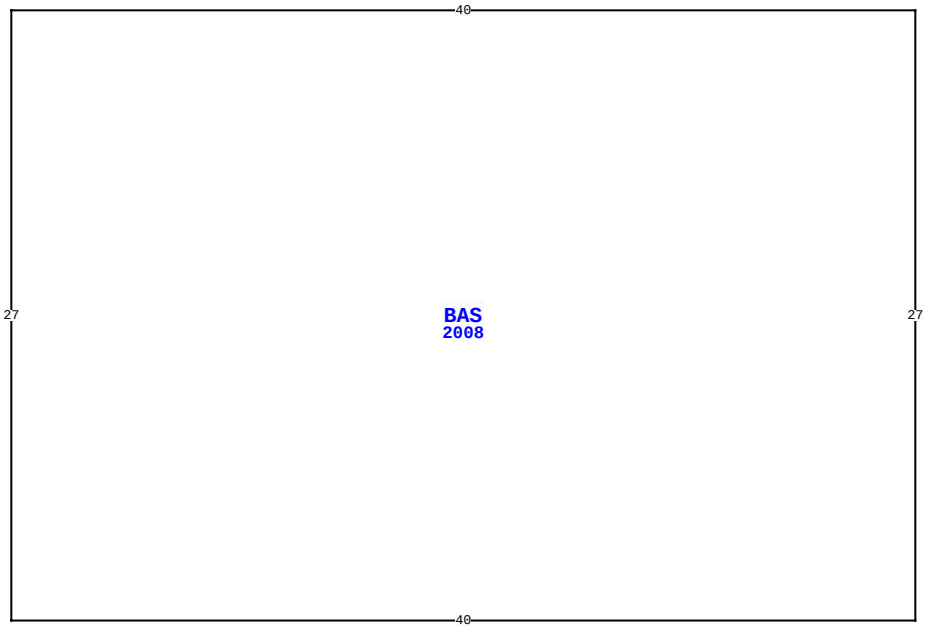
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2008	1,080	52,072
TOTALS	1,080			1,080	52,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	128.9200	109.58	118,346	2000	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



12711 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	52,072
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	58,950
TOTAL MARKET VALUE	116,022
SOH/AGL Deduction	20,665
ASSESSED VALUE	95,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,357
TOTAL JUST VALUE	116,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992935	MH MOVE-ON	0	12/01/1999
B996626	FOUNDATION	2,623	11/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/0454	8/16/2017	SW	U	I	12	32,200
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: WATERS RODNEY K						
2102/0253	2/09/2017	CT	U	I	18	26,300
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S27 E40 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	0748	M/H FONDTN	0	0	27	40	1.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	1.31	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,950							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS