LOT 10 (EX PT TO STATE R/W)
IN OR 2050/700
2003 FLEETWOOD DW/MH

HODGES NANCY L & DOYLE
12709 US HIGHWAY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2051-0010-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

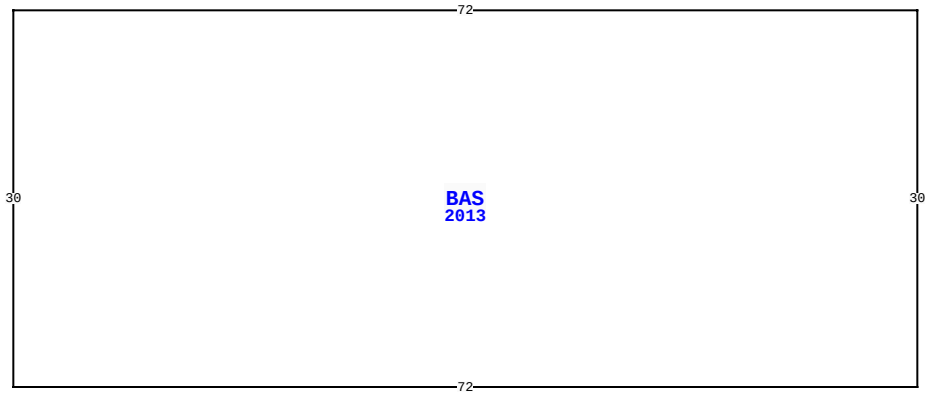
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2013	2,160	117,947
TOTALS	2,160			2,160	117,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	128.4800	109.21	235,894	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 2160 HX Base Yr



12709 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	117,947
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	58,950
TOTAL MARKET VALUE	179,872
SOH/AGL Deduction	28,623
ASSESSED VALUE	151,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,249
TOTAL JUST VALUE	179,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023889	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/0700	6/02/2016	WD	U	I	37	75,000
GRANTOR: WAYNE FRIER HOME CENT						
GRANTEE: HODGES NANCY L & DO						
2015/0608	11/20/2015	SW	U	I	18	29,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: WAYNE FRIER HOME CE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W72 S30 E72 N30$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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 08/17/2022 BY TWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS