LOTS 18 & 17
EX R/W OR 958/622-625
THE PINES #2 PB 5/128-129

ETHRIDGE ANGELA MICHELLE
12465 US HWY 301
BRYCEVILLE, FL 32009

2025

33-1N-24-2051-0018-0000

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	11	CLAY TILE 20
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
Quality	03	Quality Level 03

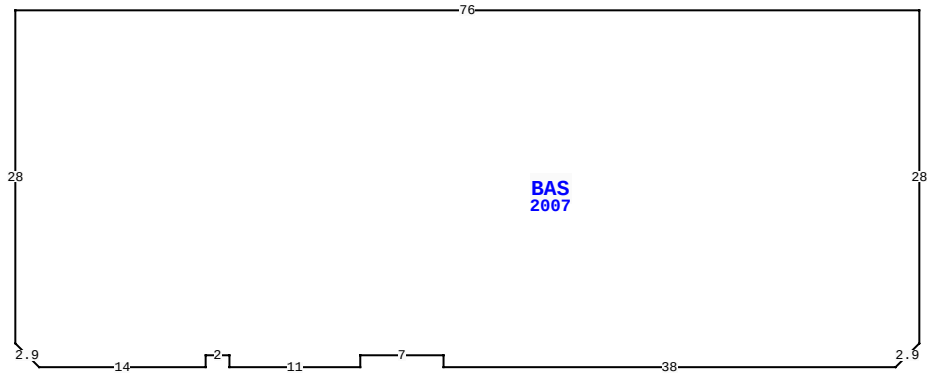
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100	2007	2,267	133,221
TOTALS	2,267			2,267	133,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,267	119.2000	101.32	229,692	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 2025 Heated Area: 2267 HX Base Yr



12465 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	133,221
TOTAL MARKET OB/XF VALUE	15,358
TOTAL LAND VALUE - MARKET	83,650
TOTAL MARKET VALUE	232,229
SOH/AGL Deduction	0
ASSESSED VALUE	232,229
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,229
TOTAL JUST VALUE	232,229
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4911	CO ISSUED	0	03/01/2007
E18869	ELEC OTHER	0	03/01/2007
M12736	MECH OTHER	0	03/01/2007
P12183	OTHER	0	03/01/2007
V990062	OTHER	10,774	10/01/1999
8946	MH MOVE-ON	17,000	06/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1508	6/30/2025	FJ	U	I	11	0
GRANTOR: ETHRIDGE FRANCES W ES						
GRANTEE: ETHRIDGE ANGELA MIC						
1000/0643	7/31/2001	WD	Q	I	01	100
GRANTOR: ETHRIDGE OSCAR & FRAN						
GRANTEE: ETHRIDGE OSCAR & FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W76 S28 D2 R2 E14 N1 E2 S1 E11 N1 E7 S1 E38 R2 U2 N28$.

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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	21.30	21.30	100	1995	1995	3	20	682	
2	0803	ASPHALT C	0	0	0	0	7,667.00	SF	2.00	2.00	100	2007	2007	3	58	8,894	
3	0465	FNC GT 15'	0	0	0	0	2.00	UT	900.00	900.00	100	2007	2007	3	69	1,242	
4	0811	CONCRETE B	0	0	45	20	900.00	SF	5.20	5.20	100	2019	2019	3	97	4,540	

LAND DESCRIPTION

TOTAL OB/XF 15,358

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	2.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,650							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 2.39 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 07/30/2025 BY SYS