PT GOVT LOT 5 OF SEC 33-1S-23E
IN OR 1297/900
{R787571}

BROWN JOHN EDWARD JR & DENISE P
2398 BATEY LANE
BRYCEVILLE, FL 32009

2025

33-1S-23-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

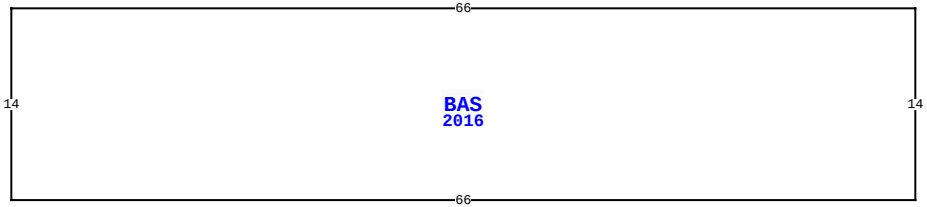
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2016	924	15,027
TOTALS	924			924	15,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	67.7600	54.21	50,090	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2005 Heated Area: 924 HX Base Yr 2005



2398 BATEY LN, BRYCEVILLE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2025 MLU
INC DATE | AG DATE

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	1242	WD DECK A	0	100	18	8	144.00	SF	10.00	10.00	100	2004	2004	3	21	302	
2	0351	CARPORT MT	0	100	22	19	418.00	SF	5.90	5.90	100	2003	2003	3	20	493	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.30	18.30	100	2003	2003	3	20	351	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		15,027
TOTAL MARKET OB/XF VALUE		1,146
TOTAL LAND VALUE - MARKET		84,350
TOTAL MARKET VALUE		100,523
SOH/AGL Deduction		64,534
ASSESSED VALUE		35,989
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,989
TOTAL JUST VALUE		100,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632030	DEMOLITION	0	04/29/2016
MH155701	CO ISSUED	0	02/10/2016
MH951160	MH MOVE-ON	0	01/01/1996
8289	NEW CONSTR	500	07/14/1992
4891	ADDITION	2,720	05/13/1988
3863	GARAGE	6,624	02/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0900	2/23/2005	QC	U	I	07	100
GRANTOR: SHUSTER DANIEL WAYNE						
GRANTEE: BROWN JOHN E JR OR						
1276/0411	11/23/2004	QC	Q	I	06	100
GRANTOR: SHUSTER DANIEL W						
GRANTEE: BROWN JOHN E JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,146

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	0007	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,350							

REVIEW DATE 09/30/2020 BY TWA Total Acres: 2.41 Total Land Value: 84,350 Market: 0 Agricultural: 0 Common: 84,350 PRINTED 07/30/2025 BY SYS