PT GOVT LOTS 5 & 6 OF
SEC 33-1S-23E IN OR 2717/1195

ALEXANDER CHELSEA
2421 BATEY LANE
BRYCEVILLE, FL 32009

2025

33-1S-23-0000-0004-0040

BUILDING CHARACTERISTICS

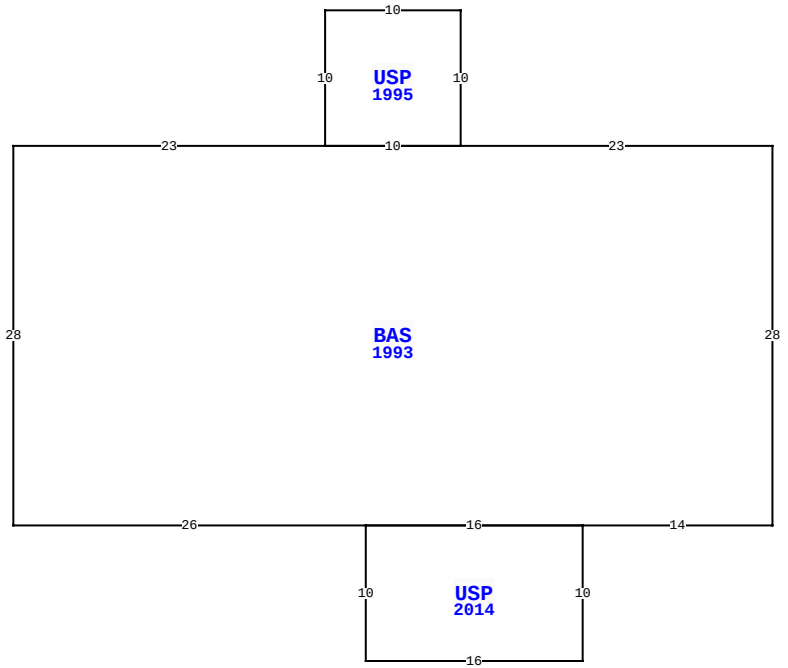
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	01	Quality Level 01
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	1,568	100	1993	1,568	13,770
USP	100	50	1995	50	439
USP	160	50	2014	80	703
TOTALS	1,828			1,698	14,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,698	54.8900	43.91	74,559	1984	1984	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2025 Heated Area: 1568 HX Base Yr



2451 BATEY LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	14,912
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	74,700
TOTAL MARKET VALUE	91,502
SOH/AGL Deduction	0
ASSESSED VALUE	91,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,502
TOTAL JUST VALUE	91,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250005812	CO ISSUED		05/30/2025
B250003258	DEMO 1986 MOBILE	1,000	03/31/2025
MH250002218	(REPLACEMENT) NEW	0	03/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2717/1195	3/08/2024	QC	U	I	11	100
GRANTOR: ALEXANDER CODY ALLEN						
GRANTEE: ALEXANDER CHELSEA						
2634/11	3/16/2023	WD	Q	I	01	72,000
GRANTOR: JUSTICE HUBERT RAY SR						
GRANTEE: ALEXANDER CODY ALLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=1,-3] W23 W10 W23 S28 E26 E16 E14 N28 $
USP=[YR=2014;ORIG=-29,25] S10 E16 N10 W16 $
USP=[YR=1995;ORIG=-32,-13] E10 S10 W10 N10 $
.

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	1984	1984	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	0005	OR	0.00	0.00	1.66	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,700							

REVIEW DATE 07/01/2025 BY WW Total Acres: 1.66 Total Land Value: 74,700 Market: 0 Agricultural: 0 Common: 74,700 PRINTED 07/30/2025 BY SYS