PARCELS 9-1 & 9-34
L/E OR 696/1429 &
L/E OR 1694/1300

STANLEY DOROTHY HELLON L/E/
2549 EASTWOOD DRIVE
BRYCEVILLE, FL 32009

2026

04-1S-23-0000-0009-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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 09

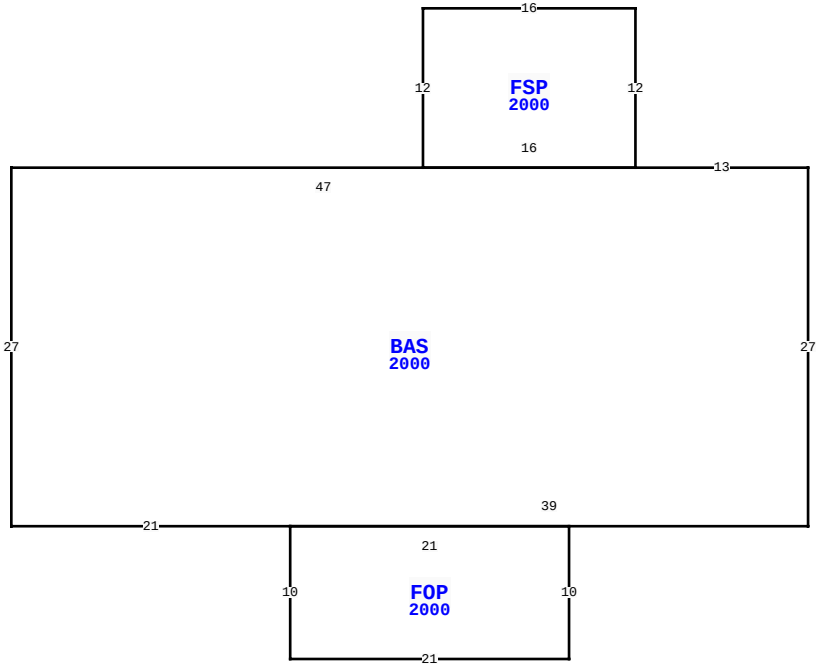
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2000	1,620	51,059
FOP	210	30	2000	63	1,986
FSP	192	60	2000	115	3,625
TOTALS	2,022			1,798	56,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,798	123.6000	105.06	188,898	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2001 Heated Area: 1620 HX Base Yr 2001



2549 EASTWOOD DR, BRYCEVILLE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/12/2026 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	0510	GARAGE WD-	0	100	40	40	1,600.00	SF	35.00	35.00	100	1990	1990	3	20	11,200	
2	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	1995	1995	3	20	720	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1998	1998	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
7	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	100	2004	2004	3	20	1,022	
9	0680	POLE SHED	0	100	20	16	320.00	SF	10.00	10.00	100	2002	2002	3	28	896	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		56,669
TOTAL MARKET OB/XF VALUE		43,838
TOTAL LAND VALUE - MARKET		106,680
TOTAL MARKET VALUE		207,187
SOH/AGL Deduction		89,697
ASSESSED VALUE		117,490
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,079
TOTAL JUST VALUE		207,187
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4600	MH MOVE-ON	0	05/01/2005
P0509467	OTHER	0	05/01/2005
MH003260	MH MOVE-ON	0	09/01/2000
MH94493	MH MOVE-ON	5,000	05/01/1994
00	NEW CONSTR	38,000	04/15/1993
8719	MH MOVE-ON	28,000	10/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/1030	3/13/1995	WD	U	V	07	100
GRANTOR: KINARD EMERY & BETTY						
GRANTEE: FOURAKER THOMAS ETA						
0696/1429	1/21/1994	WD	U	V	18	100
GRANTOR: STANLEY DOROTHY HELLO						
GRANTEE: RAULERSON DOROTHY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FSP=[YR=2000] N12 W16 S12 E16$ W47 S27 E21
FOP=[YR=2000] S10 E21 N10 W21$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 43,838

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	0005	OR	0.00	0.00	4.08	AC		1.00	1.00	1.00	21,000.00	21,000.00	85,680							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.08 Total Land Value: 106,680 Market: 0 Agricultural: 0 Common: 106,680 PRINTED 07/09/2026 BY SYS