LOT 6
TIMBER RIDGE PB 7/74
R/W ESMT IN OR 2264/321

DOBSON KEVIN & MELISSA KELLER
12770 CR 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2051-0006-0000

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	03	Quality Level 03

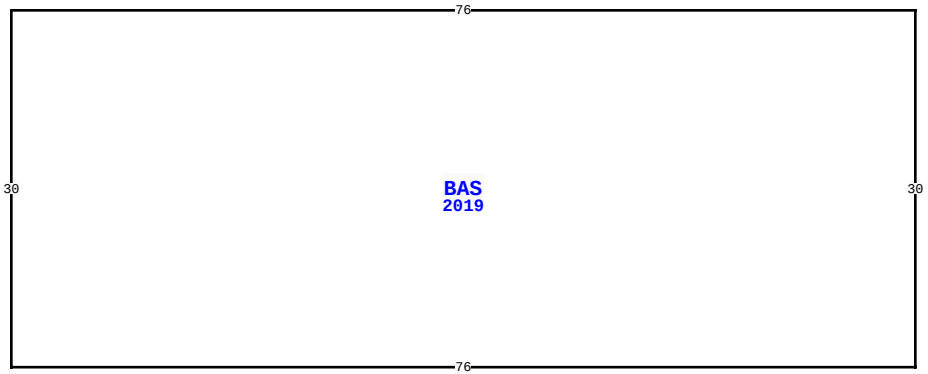
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	215,707
TOTALS	2,280			2,280	215,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	105.12	239,674	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2020 Heated Area: 2280 HX Base Yr 2020



12770 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,707
TOTAL MARKET OB/XF VALUE		3,377
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		334,584
SOH/AGL Deduction		169,496
ASSESSED VALUE		165,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,677
TOTAL JUST VALUE		334,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004654	XFOB	1,500	05/29/2020
19002729	MH MOVE-ON	8,629	03/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2249/0536	1/16/2019	WD	Q	V	02	69,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: DOBSON KEVIN & MELI						
2203/0183	6/11/2018	WD	Q	V	05	250,000
GRANTOR: SMITH FREDDIE LORENE						
GRANTEE: BENNETT'S PROPERTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 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	0350	CARPORT WD	0	100	24	20	480.00	SF	8.58	8.58	100	2020	2020	3	82	3,377	

LAND DESCRIPTION

TOTAL OB/XF 3,377

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	0004	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	21,000.00	21,000.00	115,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/09/2026 BY SYS