LOT 1 IN OR 1136/682
1993 JACO DW/MH
TIMBER RUN SUB PB 6/310

THOMAS OTIS R/LEE MICHELLE L
12815 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0001-0000

BUILDING CHARACTERISTICS

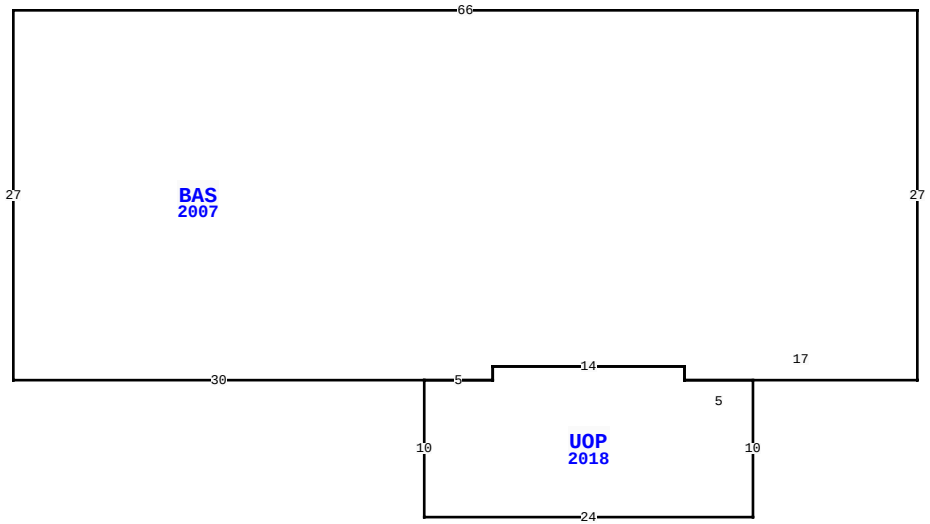
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,768	100	2007	1,768	51,937
UOP	254	25	2018	64	1,880
TOTALS	2,022			1,832	53,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,832	115.2000	97.92	179,389	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2004 Heated Area: 1768 HX Base Yr 2004



12815 CR 121, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,817
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,680
TOTAL MARKET VALUE		88,497
SOH/AGL Deduction		47,631
ASSESSED VALUE		40,866
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,866
TOTAL JUST VALUE		88,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12788	MECH OTHER	0	03/01/2007
P12263	OTHER	0	03/01/2007
C4917	CO ISSUED	0	01/01/2007
MH074917	MH MOVE-ON	0	01/01/2007
MH034154	MH MOVE-ON	0	01/06/2003
W0382	OTHER	0	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/0682	5/09/2003	WD	U	I	13	23,900

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: THOMAS OTIS R & MIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S27 E30 UOP=[YR=2018] S10 E24 N10 W5 N1 W14 S1 W5$ E5 N1 E14 S1E17 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.02	AC		1.00	1.00	0.85	40,000.00	34,000.00	34,680							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.02 Total Land Value: 34,680 Market: 0 Agricultural: 0 Common: 34,680 PRINTED 07/09/2026 BY SYS