LOT 3 2005 MERT DW/MH
IN OR 1234/1054
TIMBER RUN SUB PB 6/310

AUSTIN STANLEY L & SARAH L
12765 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

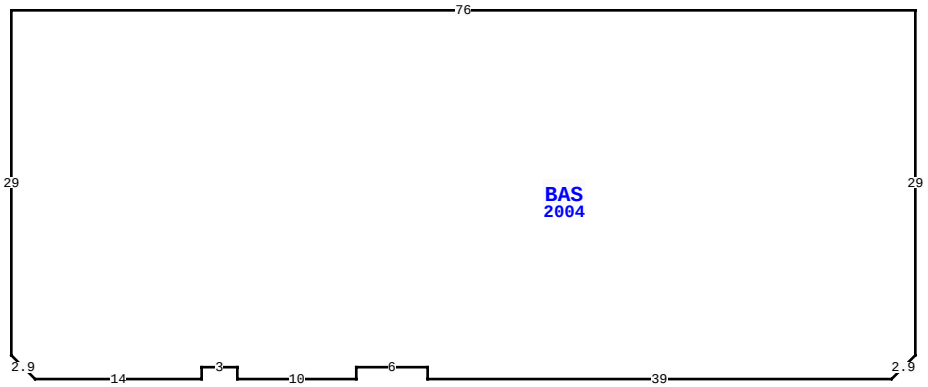
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100	2004	2,343	130,318
TOTALS	2,343			2,343	130,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,343	123.6000	111.24	260,635	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2005 Heated Area: 2343 HX Base Yr 2005



12765 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		130,318
TOTAL MARKET OB/XF VALUE		9,066
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		179,384
SOH/AGL Deduction		84,380
ASSESSED VALUE		95,004
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,593
TOTAL JUST VALUE		179,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044420	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1234/1054	5/28/2004	WD	Q	I		27,400

GRANTOR: G & H LAND DEVELOPMEN

GRANTEE: AUSTIN STANLEY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S29 D2 R2 E14 N1 E3 S1 E10 N1 E6 S1 E39 U2 R2 N29$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2006	2006	3	22	440	
3	0754	FOP	0	100	16	30	480.00	SF	15.00	15.00	100	2019	2019	3	78	5,616	

LAND DESCRIPTION

TOTAL OB/XF 9,066

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS