LOT 10
TIMBER RUN SUB PB 6/310

BOWIE CHRISTOPHER & BREANNA
12425 CR 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0010-0000

NASSAU COUNTY PROPERTY

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	06	Quality Level 06

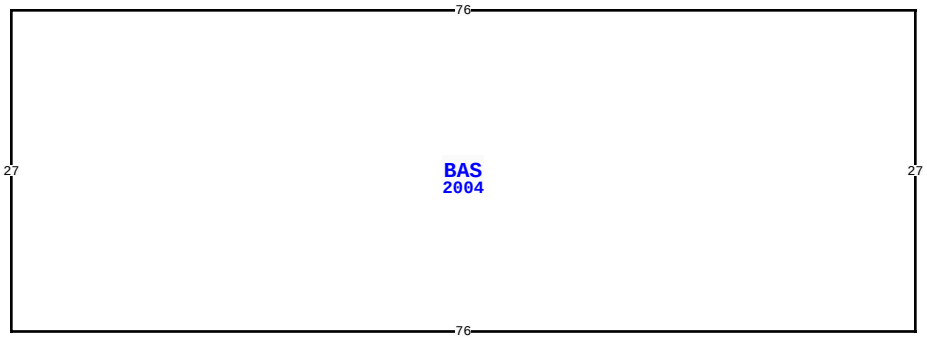
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2004	2,052	148,370
TOTALS	2,052			2,052	148,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	160.6800	144.61	296,740	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 100% - 2026 Heated Area: 2052 HX Base Yr 2026



12425 CR 121, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,370
TOTAL MARKET OB/XF VALUE		9,940
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		270,310
SOH/AGL Deduction		0
ASSESSED VALUE		270,310
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,899
TOTAL JUST VALUE		270,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044298	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1357	8/15/2025	WD	Q	I	01	320,000
GRANTOR: ATKINS JIMMIE & SHANN						
GRANTEE: BOWIE CHRISTOPHER &						
1781/0289	3/01/2012	TD	U	I	11	100
GRANTOR: RUALES H TRUSTEE						
GRANTEE: ATKINS JIMMIE & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W76 S27 E76 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
1	0510	GARAGE WD-	0	100	30	22	660.00	SF	35.00	35.00	100	2004	2004	3	30	6,930	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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	4.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	112,000							

REVIEW DATE 05/13/2026 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS