LOT 11
IN OR 1200/372
TIMBER RUN SUB PB 6/310

DRIVER CRYSTAL
12411 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2026

04-1S-23-2052-0011-0000

BUILDING CHARACTERISTICS

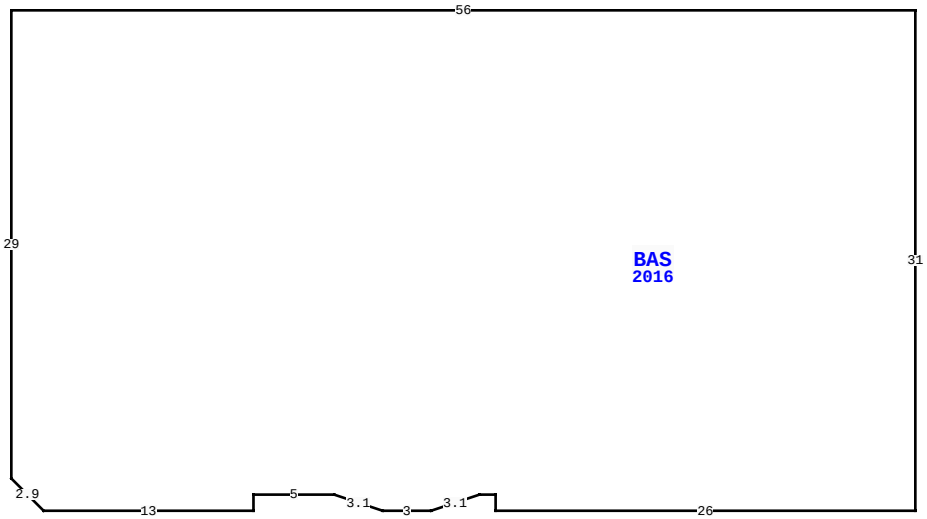
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	1,725	100	2016	1,725	121,631
TOTALS	1,725			1,725	121,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,725	135.0800	121.57	209,708	2003	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2026 Heated Area: 1725 HX Base Yr 2026



12411 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		121,631
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		226,631
SOH/AGL Deduction		0
ASSESSED VALUE		226,631
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		170,220
TOTAL JUST VALUE		226,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0372	1/07/2004	WD	U	I	21	140,000
GRANTOR: T S FUNDING INC						
GRANTEE: DRIVER RICKY E & CR						
1200/0370	1/07/2004	WD	U	V	07	100
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S29 D2 R2 E13 N1 E5 D1 R3 E3 U1 R3 E1 S1 E26 N31$.

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	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS