IN OR 2787/1311
EX R/W IN OR 995/933

LEMANSKI LENINA M
12093 US HWY 301
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0100

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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

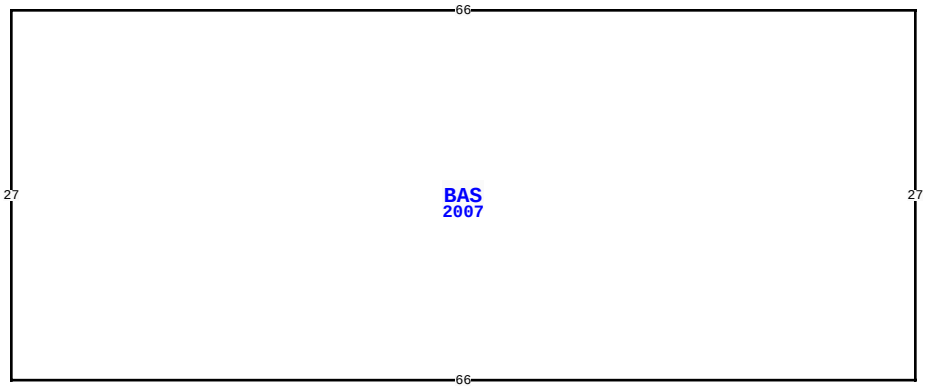
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2007	1,782	110,290
TOTALS	1,782			1,782	110,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	122.8000	110.52	196,947	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2025 Heated Area: 1782 HX Base Yr 2025



12093 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		110,290
TOTAL MARKET OB/XF VALUE		12,864
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		163,154
SOH/AGL Deduction		0
ASSESSED VALUE		163,154
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,743
TOTAL JUST VALUE		163,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4986	CO ISSUED	0	08/01/2007
MH4986	MH MOVE-ON	0	08/01/2007
M132247	MECH OTHER	0	08/01/2007
P12685	OTHER	0	08/01/2007
93157	MH MOVE-ON	1,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/1311	5/08/2025	QC	U	I	11	47,500
GRANTOR: JACKSON JOSHUA M						
GRANTEE: LEMANSKI LENINA M						
1847/1813	3/25/2013	WD	U	I	12	65,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: JACKSON JOSHUA M &						

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	0351	CARPORT MT	0	100	25	34	850.00	SF	10.00	10.00	100	1970	1970	3	20	1,700	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
3	0681	POLE SHED	0	100	36	24	864.00	SF	15.00	15.00	100	1995	1995	3	20	2,592	
4	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	2008	2008	3	27	405	
5	0753	UEP	0	100	16	12	192.00	SF	22.00	22.00	100	2019	2019	3	84	3,548	
6	1242	WD DECK A	0	100	26	14	364.00	SF	10.00	10.00	100	2019	2019	3	78	2,839	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,864

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