IN OR 72/547 & OR 302/374
EX ESMT OR 1014/452

HODGES WAYNE R & ELIZABETH
P O BOX 122
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

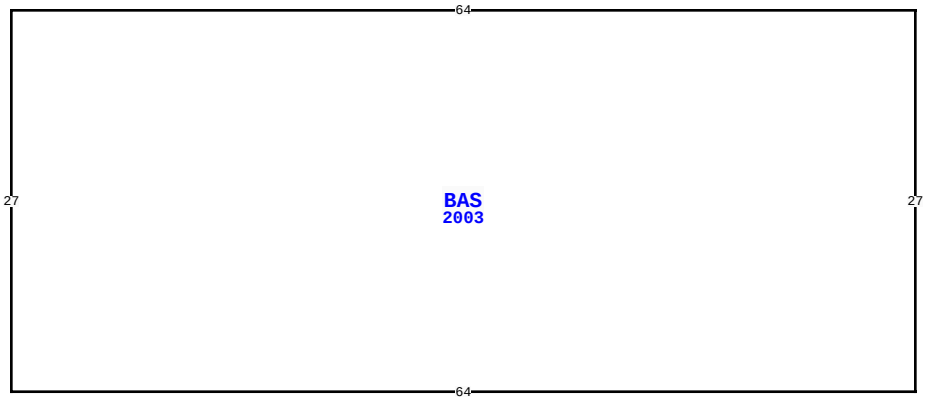
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	2003	1,728	91,670
TOTALS	1,728			1,728	91,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	122.8000	110.52	190,979	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 0 Heated Area: 1728 HX Base Yr



12284 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,988
TOTAL MARKET OB/XF VALUE		5,936
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		197,924
SOH/AGL Deduction		83,619
ASSESSED VALUE		114,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,894
TOTAL JUST VALUE		197,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M047787	H/AC	0	01/01/2004
B0311750	DEMOLITION	0	09/01/2003
P036440	NEW CONSTR	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0302/0374	10/18/1979	FS	U	I		100

GRANTOR: CHAMPION JASPER HOLLI
GRANTEE: HODGES WAYNE RUSSEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W64 S27 E64 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	43	18	774.00	SF	35.00	35.00	100	1992	1992	3	20	5,418	
2	0756	FEP	0	100	12	8	96.00	SF	27.00	27.00	100	1992	1992	3	20	518	

LAND DESCRIPTION

TOTAL OB/XF 5,936

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	1.50	AC		1.00	1.00	1.00	40,000.00	40,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS

IN OR 72/547 & OR 302/374
EX ESMT OR 1014/452

HODGES WAYNE R & ELIZABETH
P O BOX 122
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

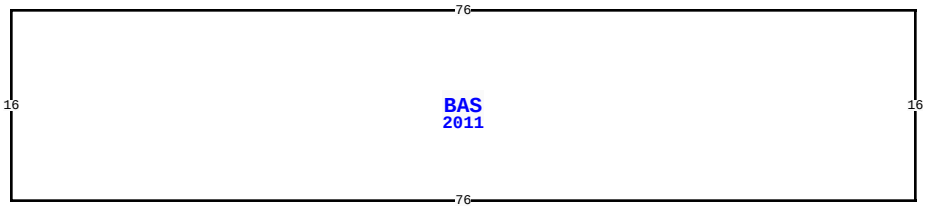
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	40,318
TOTALS	1,216			1,216	40,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	122.8000	110.52	134,392	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 100% - 0 Heated Area: 1216 HX Base Yr



12284 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,988
TOTAL MARKET OB/XF VALUE		5,936
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		197,924
SOH/AGL Deduction		83,619
ASSESSED VALUE		114,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,894
TOTAL JUST VALUE		197,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0302/0374	10/18/1979	FS	U	I		100

GRANTOR: CHAMPION JASPER HOLLI
GRANTEE: HODGES WAYNE RUSSEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S16 E76 N16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS