



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2 6																				
Exterior Wall	30	VINYL 100		0800	02	2,316	151.8400	136.66	316,505	2013	2013	0	0	0	32.00	68.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100		2 M/H 94+ 100% - 2020										Heated Area: 2280				HX Base Yr 2020				VALUATION BY		STANDARD													
Roof Cover	03	COMP SHNGL 100		BAS 2013 UOP 2026										Tax Group: 6				Tax Dist:				BUILDING MARKET VALUE								226,001							
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE				6,480																			
Interior Floo	14	CARPET 70												TOTAL LAND VALUE - MARKET				68,000																			
Interior Floo	08	SHT VINYL 30												TOTAL MARKET VALUE				300,481																			
Air Condition	03	CENTRAL 100												SOH/AGL Deduction				70,542																			
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE				229,939																			
Bedrooms		3 100												TOTAL EXEMPTION VALUE				HX HB				51,411															
Bathrooms		2 100												BASE TAXABLE VALUE				178,528																			
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE				300,481																			
Stories	0	0 100												NCON VALUE				0																			
Units		0 100												INCOME VALUE																							
														PREVIOUS YEAR MKT VALUE				286,794																			
Quality	06	Quality Level 06																																			
DOR CODE	0200	MOBILE HOME																																			
MAP NUM		MKT AREA				09																															
NEIGHBORHOOD/LOC	9008.00																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	2,280	100	2013	2,280	211,878																																
UOP	144	25	2026	36	3,346																																
TOTALS	2,424			2,316	215,223	11755 CR 121, BRYCEVILLE										BLD DATE		LGL DATE		05/07/2026		MLU															
EXTRA FEATURES						XF DATE		INC DATE		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES																	
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																					
3	0351	CARPORT MT	0 100	40	18	720.00	SF	10.00	10.00	100	2026	2022		90	6,480																						

GARRETT PATRICK K & CHERYL A
11755 CR 121
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0018-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

MOD METAL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

03

N/A 100

Interior Floo

03

CONC FINSH 100

Air Condition

99

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05

STEEL 100

Stories

0

0 100

Units

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9008.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

500

100

2020

500

10,778

TOTALS

500

500

10,778

EXTRA FEATURES

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

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

6500

01

500

58.1900

22.69

11,345

2020

2020

0

0

0

5.00

95.00

3 GARAGE RES

100% - 2020

Heated Area: 500

HX Base Yr 2020

20

20

25

25

BAS 2020

NASSAU COUNTY PROPERTY

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6

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

226,001

TOTAL MARKET OB/XF VALUE

6,480

TOTAL LAND VALUE - MARKET

68,000

TOTAL MARKET VALUE

300,481

SOH/AGL Deduction

70,542

ASSESSED VALUE

229,939

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

178,528

TOTAL JUST VALUE

300,481

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

286,794

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2322/1569

11/27/2019

PR

U

I

I

19

180,000

GRANTOR: RUBY RAYMOND A JR P/R

GRANTEE: GARRETT PATRICK K &

0580/1091

10/04/1989

WD

Q

V

15,000

GRANTOR: STOKES-NASSAU INC

GRANTEE: RUBY JACK & MARY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S25 E20 N25\$.

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 2.00

Total Land Value: 68,000

Market: 0

Agricultural: 0

Common: 68,000

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