LOT 33
RIVERSIDE ESTATES #1 PB 5/171

KEITH DUSTIN ALLEN/BECKHAM ELLY NICOLE
11169 CR 121
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0033-0000

BUILDING CHARACTERISTICS

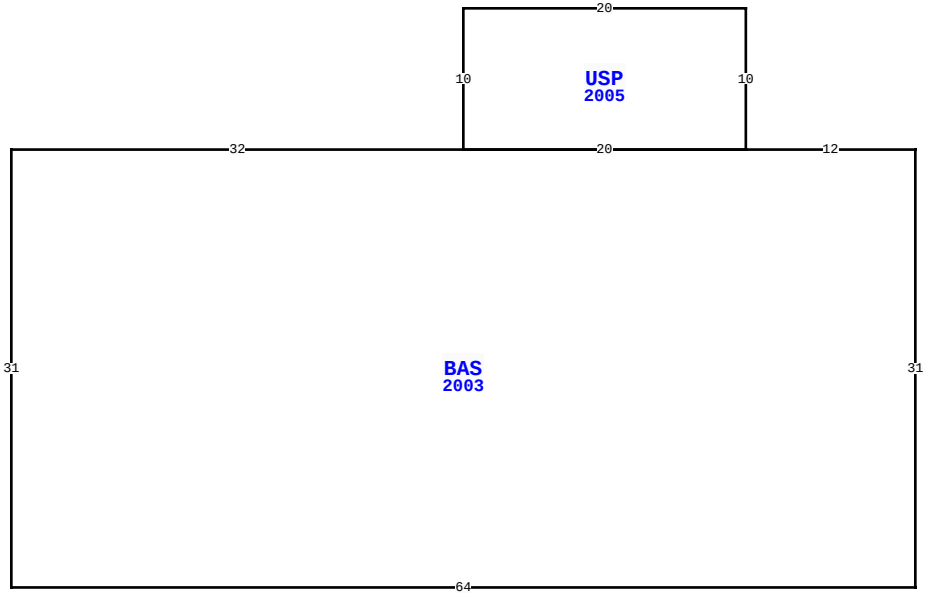
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,984	100	2003	1,984	105,251
USP	200	50	2005	100	5,305
TOTALS	2,184			2,084	110,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,084	122.8000	110.52	230,324	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2026 Heated Area: 1984 HX Base Yr 2026



11169 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		110,556
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		178,556
SOH/AGL Deduction		0
ASSESSED VALUE		178,556
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,145
TOTAL JUST VALUE		178,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036789	MH MOVE-ON	0	01/05/2003
MH971816	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/837	2/14/2025	WD	Q	I	01	209,000
GRANTOR: REINHARDT CHRISTOPHER						
GRANTEE: KEITH DUSTIN ALLEN						
2754/1611	12/02/2024	FJ	U	I	11	0
GRANTOR: WHITMAN PAULA S EST						
GRANTEE: REINHARDT CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W12 W20 W32 S31 E64 N31 $
USP=[YR=2005;ORIG=-32,-10] E20 S10 W20 N10 $
.

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	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 05/07/2026 BY WWA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS