LOT 96
RIVERSIDE ESTATES #1 PB 5/171

PLUFF CHRISTINE ANNETTE L/E/
1655 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0096-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

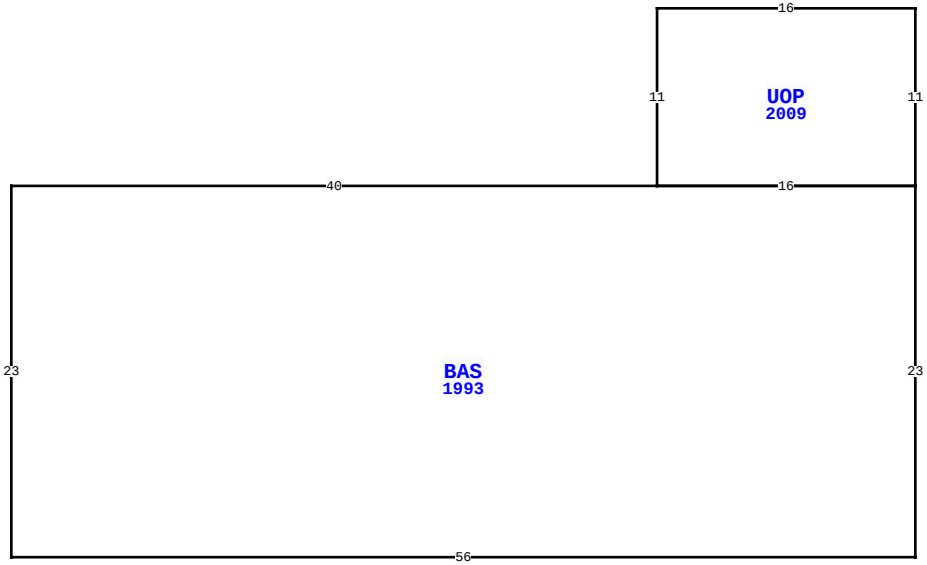
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	37,179
UOP	176	25	2009	44	1,270
TOTALS	1,464			1,332	38,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,332	113.2000	96.22	128,165	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1288 HX Base Yr 1989



1655 CR 119, BRYCEVILLE

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/07/2026 MLU
AG DATE

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	1242	WD DECK A	0	100	0	0	256.00	SF	10.00	10.00	100	1977	1977	3	20	512	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288	
4	0681	POLE SHED	0	100	12	9	108.00	SF	15.00	15.00	100	2000	2000	3	26	421	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1989	1989	3	20	864	
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	2008	2008	3	27	2,022	
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	27	1,296	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	38,450
TOTAL MARKET OB/XF VALUE	7,503
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	113,953
SOH/AGL Deduction	64,092
ASSESSED VALUE	49,861
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	24,861
TOTAL JUST VALUE	113,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2860/1271	3/02/2026	WD	U	I	11	100
GRANTOR: PLUFF CHRISTINE ANNET						
GRANTEE: WALLSTEDT LAURA MIC						
2857/1555	12/05/2023	WD	U	I	11	100
GRANTOR: PLUFF CHRISTINE ANNET						
GRANTEE: PLUFF CHRISTINE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W16 S11 BAS=[YR=1993] W40 S23 E56 N23 W16$ E16 N11 $.

LAND DESCRIPTION

TOTAL OB/XF 7,503

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 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS