PT OF E1/2 OF NW1/4
IN OR 2473/1175
R673516 & R673517

SCHLICHTER DANIEL & BRENTNEY
10788 CR 121
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

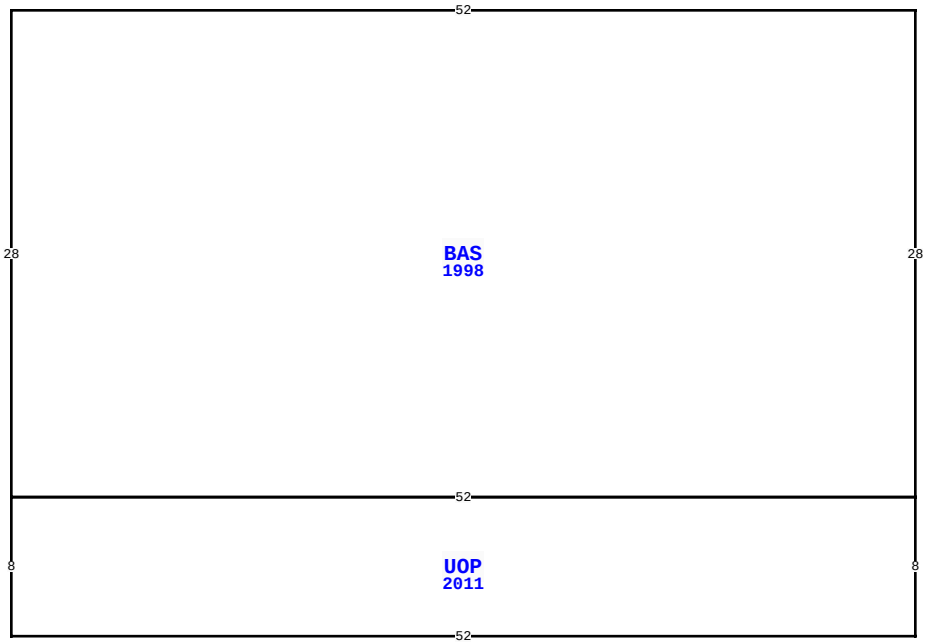
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1998	1,456	92,077
UOP	416	25	2011	104	6,577
TOTALS	1,872			1,560	98,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,560	120.0000	102.00	159,120	1983	2010	0	0	0	38.00	62.00

1 M/H 93- 100% - 2022 Heated Area: 1456 HX Base Yr 2022



10788 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		111,397
TOTAL MARKET OB/XF VALUE		10,758
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		194,155
SOH/AGL Deduction		38,218
ASSESSED VALUE		155,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,526
TOTAL JUST VALUE		194,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985312	XFOB	4,875	08/01/1998
B985313	CARPORT	3,780	08/01/1998
MH982273	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2473/1175	6/24/2021	WD	Q	I	01	147,000
GRANTOR: YATES ERIC C & LAURA						
GRANTEE: SCHLICHTER DANIEL &						
2236/0126	11/07/2018	WD	Q	I	01	56,600
GRANTOR: O'BRYANT DOYLE W & NA						
GRANTEE: YATES ERIC C & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W52 S28 UOP=[YR=2011] S8 E52 N8 W52$ E52 N28$.

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	25	30	750.00	SF	35.00	35.00	100	1998	1998	3	24	6,300	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	26	3,640	

LAND DESCRIPTION

TOTAL OB/XF 10,758

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	1.80	AC		1.00	1.00	1.00	40,000.00	40,000.00	72,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.80 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/09/2026 BY SYS

PT OF E1/2 OF NW1/4
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		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

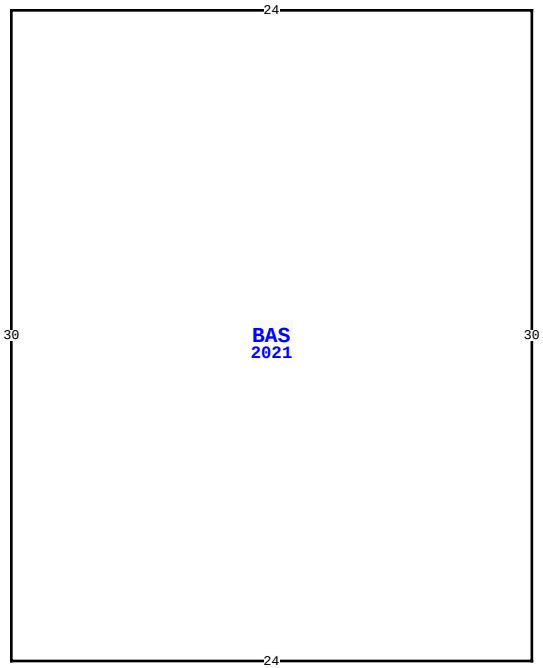
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	12,743
TOTALS	720			720	12,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	22.69	16,337	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2022 Heated Area: 720 HX Base Yr 2022



10788 CR 121, BRYCEVILLE

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2236/0126	11/07/2018	WD	Q	I	01	56,600
GRANTOR: O'BRYANT DOYLE W & NA						
GRANTEE: YATES ERIC C & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S30 E24 N30$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.80 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/09/2026 BY SYS