LOT 21
ESMT OR 938/945
COUNTRYSIDE ACRES PB 5/287

GREY KOLE PROPERTIES LLC
8719 W BEAVER ST STE 2
JACKSONVILLE, FL 32220

2026

17-1S-23-0270-0021-0000

BUILDING CHARACTERISTICS

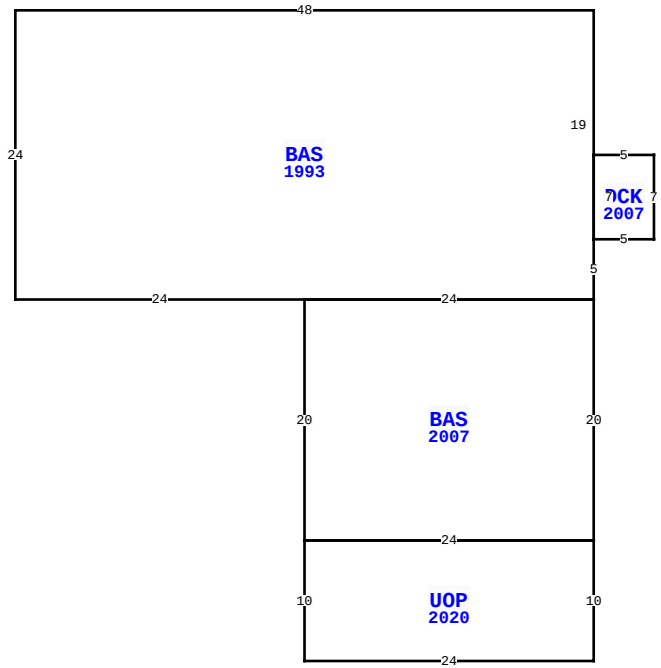
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1993	1,152	64,721
BAS	480	100	2007	480	26,967
DCK	35	15	2007	5	281
UOP	240	25	2020	60	3,371
TOTALS	1,907			1,697	95,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,697	122.4000	104.04	176,556	1993	2006	0	0	0	46.00	54.00

1 M/H 93- 0% - 2026 Heated Area: 1632 HX Base Yr



9071 OLD WIRE PL, 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	95,340
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	163,340
SOH/AGL Deduction	0
ASSESSED VALUE	163,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,340
TOTAL JUST VALUE	163,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19155	ADDITION	5,000	12/01/2006
E18426	ELEC OTHER	750	12/01/2006
R09937	ADDITION	1,500	12/01/2006
93-150	MH MOVE-ON	22,000	11/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/268	8/22/2025	WD	Q	I	01	195,000
GRANTOR: COON REGINA FAYE						
GRANTEE: GREY KOLE PROPERTIE						
2754/306	11/26/2024	FJ	U	I	11	0
GRANTOR: CAMPBELL SAMMIE EST						
GRANTEE: COON REGINA FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W48 S24 E24 E24 N5 N19 $
BAS=[YR=2007;ORIG=-24,24] S20 E24 N20 W24 $
DCK=[YR=2007;ORIG=0,19] E5 N7 W5 S7 $
UOP=[YR=2020;ORIG=-24,54] N10 E24 S10 W24 $
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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	0	0006	OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	40,000.00	40,000.00	68,000							

REVIEW DATE 04/08/2026 BY WWA Total Acres: 1.70 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS