OR 1122/245 R106512
ESMT IN OR 446/353
2003 PALM HARBOR DW/MH

GORDON MICHAEL
6796 CR 119
BRYCEVILLE, FL 32009

2026

19-1S-24-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	06	Quality Level 06

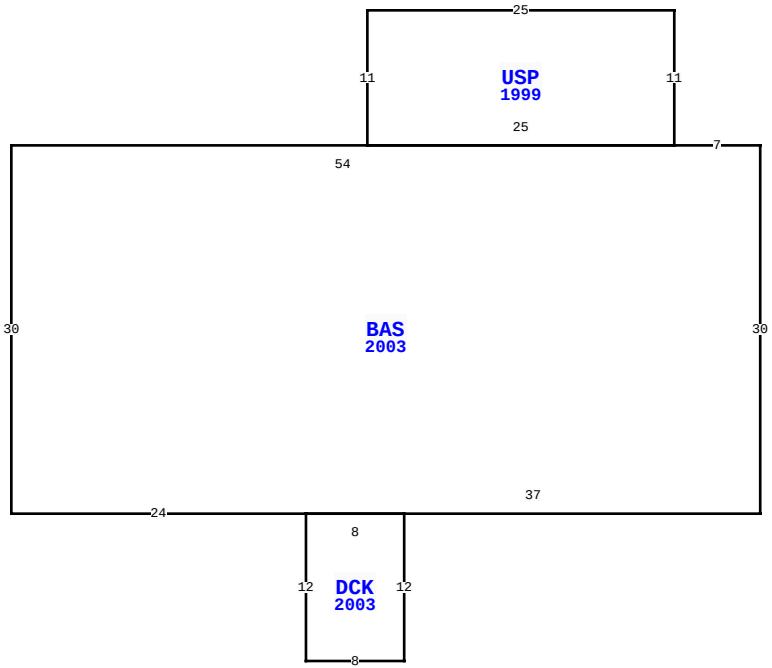
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2003	1,830	120,042
DCK	96	15	2003	14	918
USP	275	50	1999	138	9,052
TOTALS	2,201			1,982	130,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,982	151.8400	136.66	270,860	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2010 Heated Area: 1830 HX Base Yr 2010



6796 CR 119, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,208
TOTAL MARKET OB/XF VALUE		7,115
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		252,323
SOH/AGL Deduction		108,140
ASSESSED VALUE		144,183
TOTAL EXEMPTION VALUE	HX HB WR SX	101,988
BASE TAXABLE VALUE		42,195
TOTAL JUST VALUE		252,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23257	XFOB	4,544	01/01/2010
P036383	NEW CONSTR	0	01/27/2003
MH971842	MH MOVE-ON	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0245	3/17/2003	QC	Q	I	06	100
GRANTOR: ALSIP JAMES L & SYLVI						
GRANTEE: GORDON MICHAEL & LA						
0217/0191	4/15/1976	WD	Q	V		8,000
GRANTOR: LEAGUE FRANK E & BARB						
GRANTEE: ALSIP JAMES L & SYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W7 USP=[YR=1999] N11 W25 S11 E25$ W54 S30 E24
DCK=[YR=2003] S12E8 N12 W8$ E37 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
1	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
5	0752	USP	0	100	10	10	100.00	SF	15.00	15.00	100	2010	2010	3	52	780	

LAND DESCRIPTION

TOTAL OB/XF 7,115

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

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Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

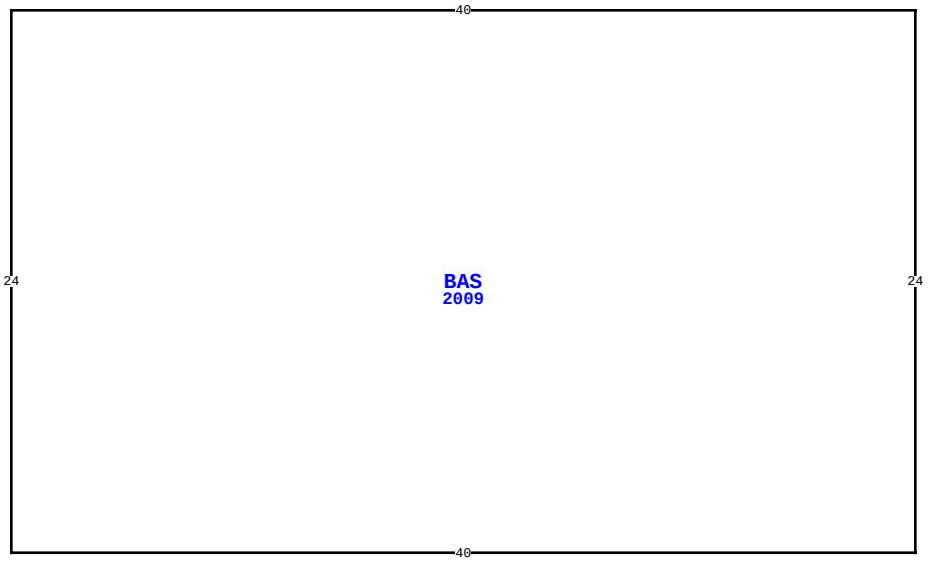
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2009	960	47,195
TOTALS	960			960	47,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	113.8000	102.42	98,323	2003	2003	0	0	0	52.00	48.00

2 M/H 94+ 0% - 2010 Heated Area: 960 HX Base Yr 2010



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GRANTOR: LEAGUE FRANK E & BARB						
GRANTEE: ALSIP JAMES L & SYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W40 S24 E40 N24$.

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

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