IN OR 2342/429
R673265 & R673266
EX ESMT IN OR 631/398

PARKER DONALD C JR
6736 CR 119
BRYCEVILLE, FL 32009

2026

19-1S-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

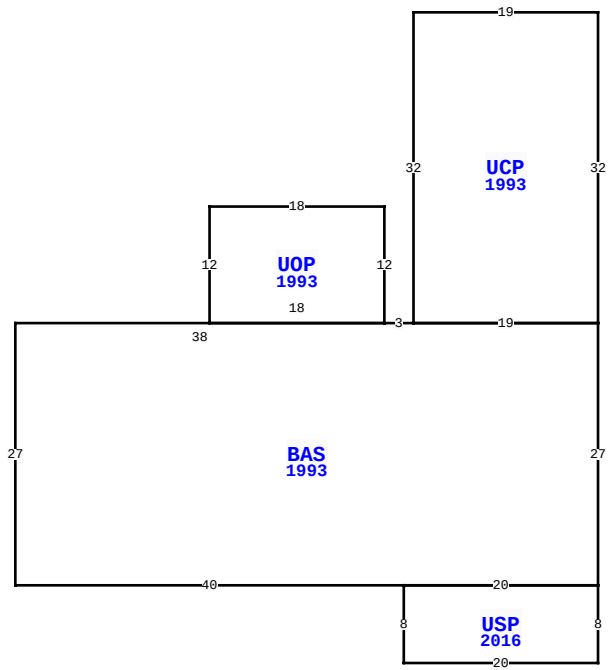
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	51,059
UCP	608	20	1993	122	3,845
UOP	216	25	1993	54	1,702
USP	160	50	2016	80	2,522
TOTALS	2,604			1,876	59,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,876	123.6000	105.06	197,093	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 2020 Heated Area: 1620 HX Base Yr 2020



6736 CR 119, 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		127,164
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		197,664
SOH/AGL Deduction		51,703
ASSESSED VALUE		145,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,550
TOTAL JUST VALUE		197,664
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971892	MH MOVE-ON	0	08/01/1997
8615	MH MOVE-ON	11,000	07/17/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2342/0429	7/11/2018	QC	U	I	11	100
GRANTOR: PARKER LIVING TRUST						
GRANTEE: PARKER DONALD C JR						
1369/1972	11/29/2005	WD	Q	I	01	100
GRANTOR: PARKER DONALD C & CAR						
GRANTEE: PARKER DONALD C & C						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W19 S32 BAS=[YR=1993] W3 UOP=[YR=1993] N12 W18 S12 E18 $ W38 S27 E40 USP=[YR=2016] S8 E20 N8 W20 $ E20 N27 W19 $ E19 N32 $.

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	8	10	80.00	SF	10.00	10.00	100	1992	1992	3	20	160	
2	0680	POLE SHED	0	100	30	30	900.00	SF	10.00	10.00	100	2024	2000		26	2,340	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 05/17/2024 BY WWA 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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Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

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MAP NUM
MKT AREA 09
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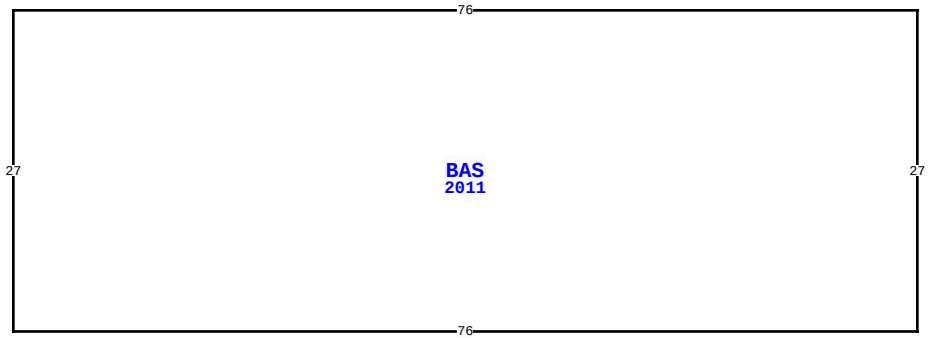
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2011	2,052	68,036
TOTALS	2,052			2,052	68,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	122.8000	110.52	226,787	1995	1995	0	0	0	70.00	30.00

2 M/H 94+ 100% - 2020 Heated Area: 2052 HX Base Yr 2020



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GRANTOR: PARKER DONALD C & CAR						
GRANTEE: PARKER DONALD C & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W76 S27 E76 N27$.

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 05/17/2024 BY WWA Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS