PT OF SEC 29-1S-23E
IN OR 2520/1754
R583729

**NELSON ERIK WALTER & JOYCE CLEMENT**
8074 COUNTY ROAD 121
BRYCEVILLE, FL 32009

**2026**

**29-1S-23-0000-0004-0010**

## NASSAU COUNTY PROPERTY



### 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |

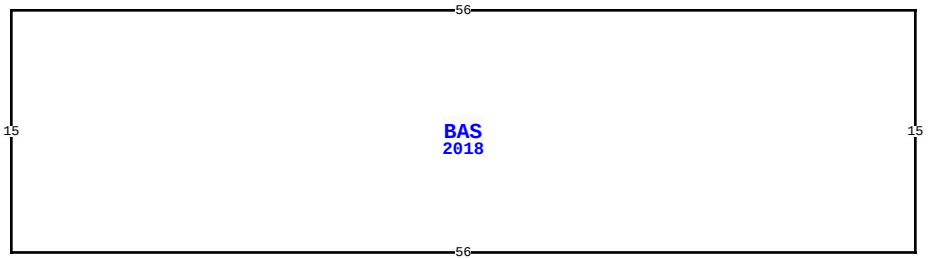
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 840 | 100 | 2018 | 840 | 97,697 |
| TOTALS | 840 | | | 840 | 97,696 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 840 | 138.9600 | 125.06 | 105,050 | 2018 | 2020 | 0 | 0 | 0 | 7.00 | 93.00 |

1 M/H 94+ 0% - 0 Heated Area: 840 HX Base Yr




8036 CR 121, BRYCEVILLE

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

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 97,696 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 137,696 |
| SOH/AGL Deduction | 5,112 |
| ASSESSED VALUE | 132,584 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 132,584 |
| TOTAL JUST VALUE | 137,696 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 139,260 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000918 | CO ISSUED | 0 | 01/26/2018 |
| 18000388 | MH MOVE-ON | 0 | 01/05/2018 |
| 18000388 | MH MOVE-ON | 0 | 01/05/2018 |
| 17007527 | DEMOLITION | 2,900 | 11/30/2017 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2520/1754 | 12/06/2021 | WD | Q | I | 01 | 125,000 |
| GRANTOR: COGGIN PATRICIA C & L | | | | | | |
| GRANTEE: NELSON ERIK WALTER | | | | | | |
| 2503/0074 | 10/04/2021 | FJ | U | I | 11 | 0 |
| GRANTOR: CAMPBELL REVIA LEE ES | | | | | | |
| GRANTEE: COGGIN PATRICIA C & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2018] W56 S15 E56 N15$.

### 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 | 0004 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS