PT OF SEC 33-1N-24E
IN OR 938/765 (EX OR 2262/270)
PH0910006AFL & PH0910006BFL

GALLOWAY LARRY P & SANDRA J
13131 SIX SISTERS WAY
BRYCEVILLE, FL 32009

**2026**

**33-1N-24-0000-0001-0120**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

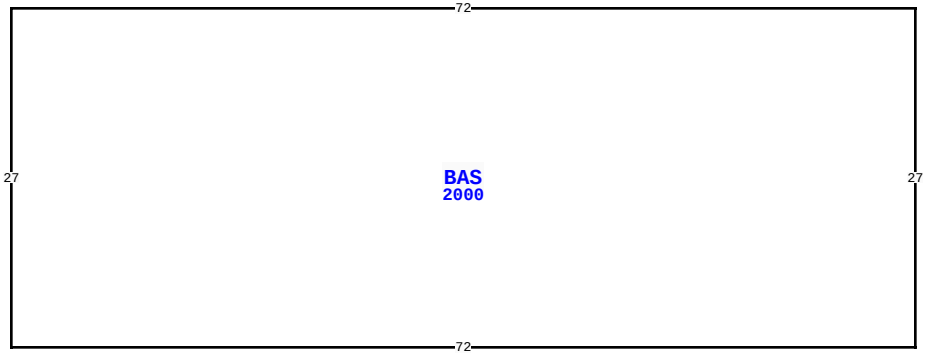
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,944 | 100 | 2000 | 1,944 | 93,616 |
| TOTALS | 1,944 | | | 1,944 | 93,616 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,944 | 152.8800 | 137.59 | 267,475 | 1998 | 1998 | 0 | 0 | 0 | 65.00 | 35.00 |

1 M/H 94+ 100% - 2001 Heated Area: 1944 HX Base Yr 2001




13131 SIX SISTERS WAY, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 93,616 |
| TOTAL MARKET OB/XF VALUE | | 5,580 |
| TOTAL LAND VALUE - MARKET | | 112,000 |
| TOTAL MARKET VALUE | | 211,196 |
| SOH/AGL Deduction | | 111,394 |
| ASSESSED VALUE | | 99,802 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 48,391 |
| TOTAL JUST VALUE | | 211,196 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 225,854 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0938/0765 | 6/29/2000 | WD | Q | I | 06 | 100 |

GRANTOR: COLLINS DANIEL & BEVE
GRANTEE: GALLOWAY LARRY & SA

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2000] W72 S27 E72 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0681 | POLE SHED | 0 | 100 | 20 | 16 | 320.00 | SF | 15.00 | 15.00 | 100 | 1985 | 1985 | 3 | 20 | 960 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 0 | 0 | 1,100.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 28 | 4,620 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,580

| 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 | 0007 | OR | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 112,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS