IN OR 2279/99
ESMT PT OR 1519/1903

SHOULTZ DANIEL A
12975 SIX SISTERS WAY
BRYCEVILLE, FL 32009

2026

33-1N-24-0000-0001-0130

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 80
Interior Floo	08	SHT VINYL 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	04	Quality Level 04

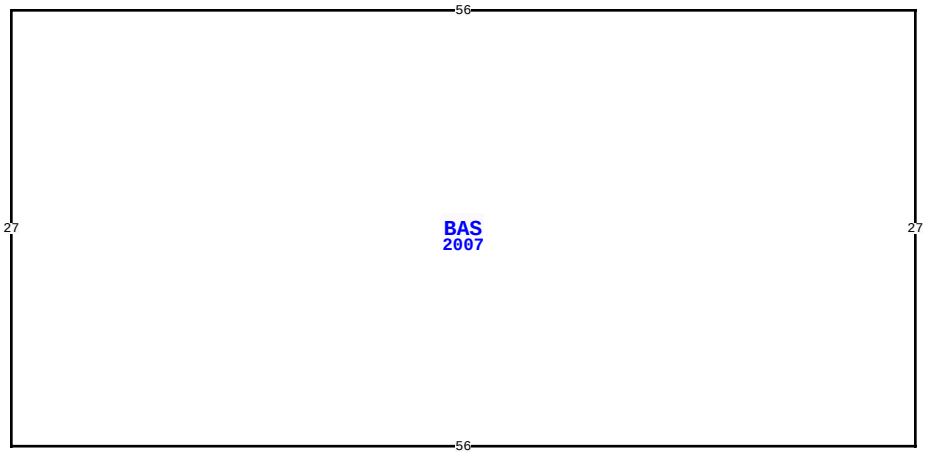
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2007	1,512	98,245
TOTALS	1,512			1,512	98,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.9200	116.03	175,437	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2020 Heated Area: 1512 HX Base Yr 2020



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,245
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		204,145
SOH/AGL Deduction		78,672
ASSESSED VALUE		125,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,062
TOTAL JUST VALUE		204,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4982	CO ISSUED	0	08/01/2007
E19746	ELEC OTHER	0	08/01/2007
MH4982	MH MOVE-ON	0	08/01/2007
M13190	MECH OTHER	0	08/01/2007
P12626	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2279/0099	5/31/2019	WD	U	I	37	74,900
GRANTOR: BRYAN RUSTY D & JUDIT						
GRANTEE: SHOULTZ DANIEL A						
2279/0097	5/14/2019	QC	U	I	11	100
GRANTOR: THOMAS FAMILY REVOCAB						
GRANTEE: BRYAN RUSTY D & JUD						

BLD DATE	02/07/2007 JH	LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

12975 SIX SISTERS WAY, BRYCEVILLE

BUILDING NOTES

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	30	6	180.00	SF	10.00	10.00	100	2013	2013	3	50	900	

BUILDING DIMENSIONS

BAS=[YR=2007] W56S27E56N27$.

LAND DESCRIPTION

TOTAL OB/XF 900

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS