LOT 1
EX R/W OR 1009/802
THE PINES #1 PB 5/78 & 79

GORDON JASON
13492 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2050-0001-0000

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		4 100
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

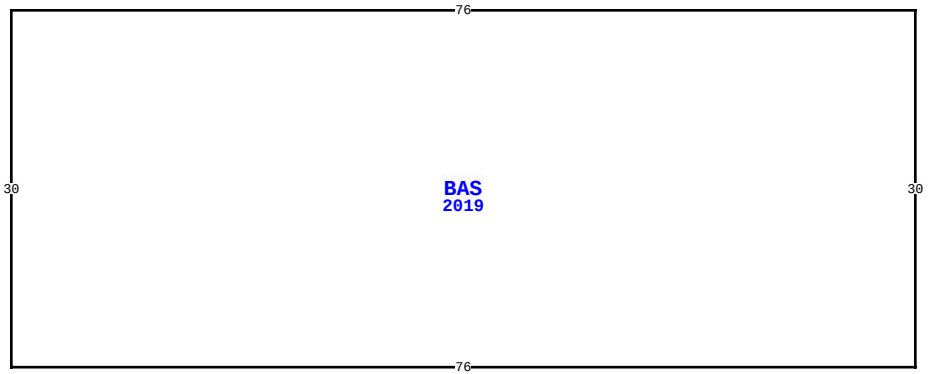
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2019	2,280	215,707
TOTALS	2,280			2,280	215,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	105.12	239,674	2019	2019	0	0	0	10.00	90.00

1 M/H 94+ 100% - 2020 Heated Area: 2280 HX Base Yr 2020



13492 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,707
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		255,707
SOH/AGL Deduction		81,819
ASSESSED VALUE		173,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,477
TOTAL JUST VALUE		255,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012082	CO ISSUED	0	11/21/2019
B1428781	DEMOLITION	0	05/01/2014
B20820	DEMOLITION	500	12/01/2007
P12725	OTHER	0	09/01/2007
C4998	CO ISSUED	0	01/01/2007
MH074998	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0094	7/03/2019	QC	U	I	11	100
GRANTOR: KUDZUE 3 TRUCKING & P						
GRANTEE: GORDON JASON						
1673/1701	4/29/2009	WD	Q	I	01	40,000
GRANTOR: WILKERSON MAYDELL						
GRANTEE: KUDZUE 3 TRUCKING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S30 E76 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

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	100	0004	OR	197.00	234.00	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