LOT 11
EX R/W OR 997/857
THE PINES #1 PB 5/78 & 79

JASINSKI MATTHEW A
13128 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2050-0011-0000

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	13	LVT/LAMNT 100
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	06	Quality Level 06

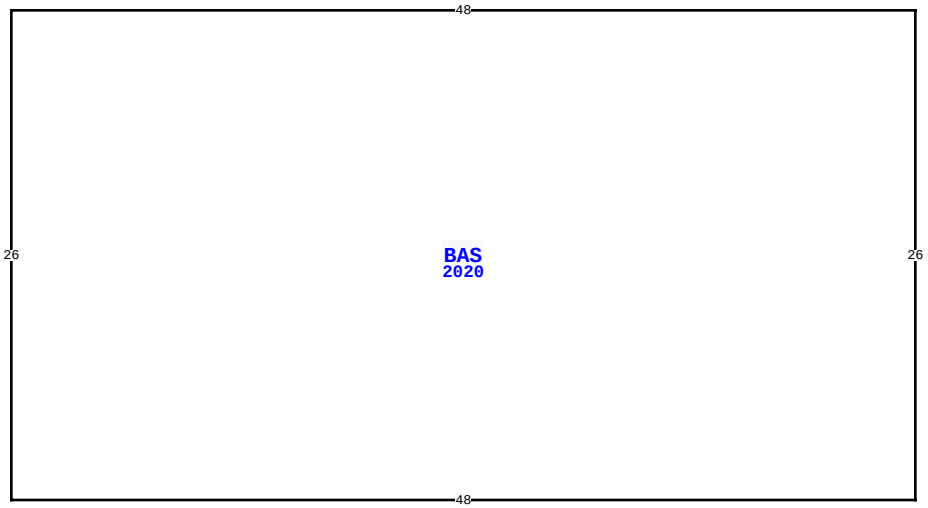
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2020	1,248	157,522
TOTALS	1,248			1,248	157,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	150.8000	135.72	169,379	2020	2020	0	0	0	7.00	93.00

1 M/H 94+ 100% - 2024 Heated Area: 1248 HX Base Yr 2024



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,522
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		197,522
SOH/AGL Deduction		21,129
ASSESSED VALUE		176,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,982
TOTAL JUST VALUE		197,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001936	CO ISSUED	0	03/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1882	7/28/2023	WD	Q	I	01	227,000
GRANTOR: ERVIN-HURD PATRICIA F						
GRANTEE: JASINSKI MATTHEW A						
0705/1205	5/27/1994	WD	U	I	13	15,000
GRANTOR: ELLIOTT CAROLYN L						
GRANTEE: ERVIN-HURD PATRICIA						

13128 US HWY 301, BRYCEVILLE

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

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

BUILDING DIMENSIONS

BAS=[YR=2020] W48 S26 E48 N26$.

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	190.00	243.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS