LOT 13
IN OR 1513/1071
1998 WEST SW/MH

WILDS WILLIAM & LINDA
13052 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2050-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

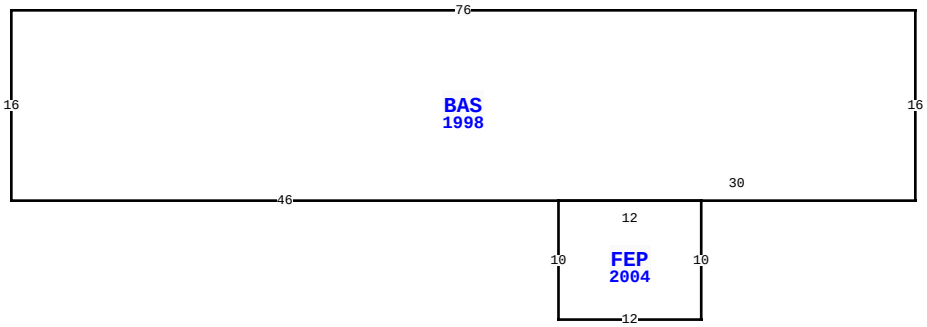
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,216	100	1998	1,216	45,045
FEP	120	85	2004	102	3,779
TOTALS	1,336			1,318	48,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,318	117.6000	105.84	139,497	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 2007 Heated Area: 1318 HX Base Yr 2007



13052 US HWY 301, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,824
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		88,824
SOH/AGL Deduction		40,153
ASSESSED VALUE		48,671
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,671
TOTAL JUST VALUE		88,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	05/01/1998
MHU94	MH MOVE-ON	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1071	7/19/2007	WD	Q	I		80,000
GRANTOR: STONE DEBRA						
GRANTEE: WILDS WILLIAM & LIN						
1483/0592	3/07/2007	QC	Q	I	01	100
GRANTOR: STONE JAMES C & DEBRA						
GRANTEE: STONE DEBRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W76 S16 E46 FEP=[YR=2004] S10 E12 N10 W12$ E30 N16$.

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	189.00	245.00	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