

LOT 25
EX R/W OR 983/1940
2006 SCTB DW/MH

HARROLD KELSEY LEE
12688 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2050-0025-0000



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 70
Interior Floo	08	SHT VINYL 30
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

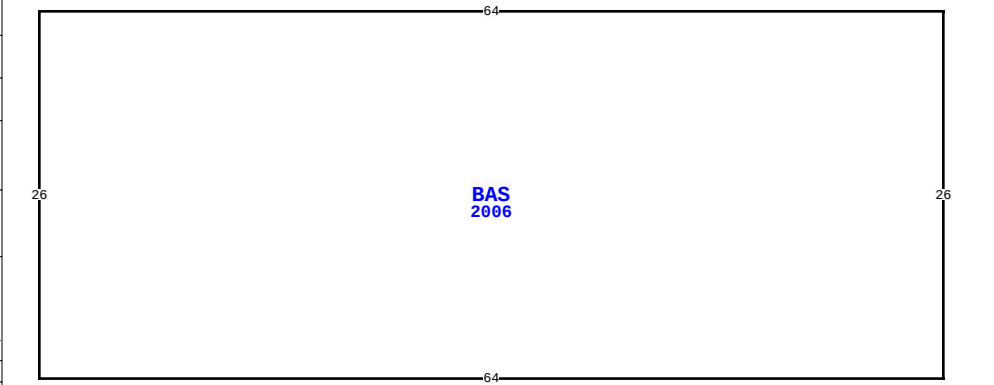
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2006	1,664	103,900
TOTALS	1,664			1,664	103,900

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0754	FOP	0 100	17	11	187.00	SF	15.00	
2	0753	UEP	0 100	20	15	300.00	SF	22.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	OR	157.00	254.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	128.4800	115.63	192,408	2006	2006	0	0		0 46.00	54.00
1 M/H 94+ 100% - 2023				Heated Area: 1664				HX Base Yr 2023				



12688 US HWY 301, BRYCEVILLE	BLD DATE 02/15/2007	JH	LGL DATE 05/08/2026	MLU
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TOTAL OB/XF													
7,112													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,900	
TOTAL MARKET OB/XF VALUE		7,112	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		151,012	
SOH/AGL Deduction		12,858	
ASSESSED VALUE		138,154	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		86,743	
TOTAL JUST VALUE		151,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,188	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4852	MH MOVE-ON	0	11/09/2006
E18190	ELEC OTHER	0	10/01/2006
M12135	MECH OTHER	0	10/01/2006
P11636	OTHER	0	10/01/2006
B18463	FOUNDATION	1,950	09/01/2006
WE00461	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0479	3/07/2022	WD	Q	I	01	150,000
GRANTOR: HINES WILLIAM B & HIN						
GRANTEE: HARROLD KELSEY LEE						
1480/1762	2/26/2007	WD	U	I	07	100
GRANTOR: HINES WANDA FAYE						
GRANTEE: HINES WILLIAM B &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W64 S26 E64 N26\$.									