LOT 2
IN OR 2778/1150
EX R/W OR 966/616

BRADLEY LEE A
450389 SR 200
CALLAHAN, FL 32011

2026

33-1N-24-2051-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

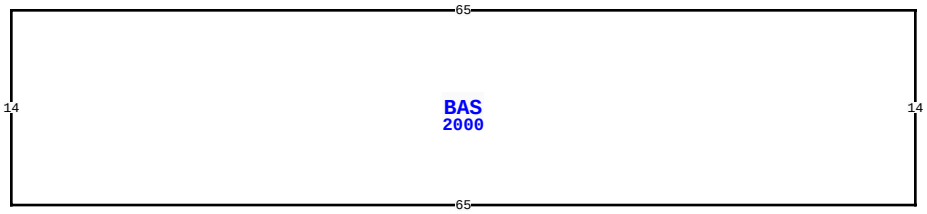
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	2000	910	22,648
TOTALS	910			910	22,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	97.6000	82.96	75,494	1980	1980	0	0	0	70.00	30.00

1 M/H 93- 0% - 2026 Heated Area: 910 HX Base Yr



12873 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	22,648
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,800
TOTAL MARKET VALUE	71,448
SOH/AGL Deduction	0
ASSESSED VALUE	71,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,448
TOTAL JUST VALUE	71,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992940	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2778/1150	4/02/2025	WD	Q	I	01	80,000
GRANTOR: CARROLL JAMES D & LIS						
GRANTEE: BRADLEY LEE A						
1890/1664	11/22/2013	WD	Q	I	02	33,500
GRANTOR: THOMAS STEPHEN W & KI						
GRANTEE: CARROLL JAMES D & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W65 S14 E65 N14 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	40,000.00	40,000.00	48,800							

REVIEW DATE 04/22/2026 BY WWA Total Acres: 1.22 Total Land Value: 48,800 Market: 0 Agricultural: 0 Common: 48,800 PRINTED 07/09/2026 BY SYS