LOT 4
IN OR 2187/754
EX R/W IN OR 964/134

**BROWN ADAM P & JENNIFER**
8081 BILLYVILLE DRIVE
BRYCEVILLE, FL 32009

**2026**

**33-1N-24-2051-0004-0000**

## 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 | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

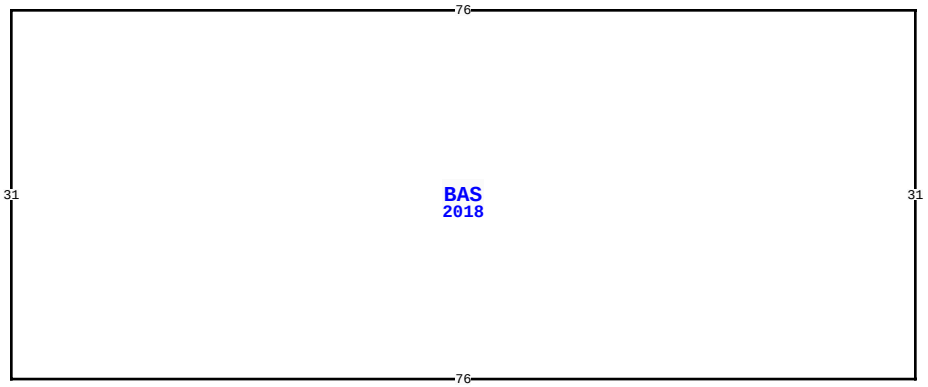
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | 2018 | 2,356 | 210,514 |
| TOTALS | 2,356 | | | 2,356 | 210,514 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,356 | 116.8000 | 105.12 | 247,663 | 2018 | 2018 | 0 | 0 | 0 | 15.00 | 85.00 |

1 M/H 94+ 0% - 0 Heated Area: 2356 HX Base Yr




8081 BILLYVILLE DR, 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 | 210,514 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 48,800 |
| TOTAL MARKET VALUE | 259,314 |
| SOH/AGL Deduction | 35,224 |
| ASSESSED VALUE | 224,090 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 224,090 |
| TOTAL JUST VALUE | 259,314 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 265,414 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18006892 | CO ISSUED | 0 | 07/06/2018 |
| 18002818 | MH MOVE-ON | 0 | 04/04/2018 |
| 7356 | MH MOVE-ON | 14,000 | 07/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2187/0754 | 3/30/2018 | WD | U | I | 37 | 17,600 |
| GRANTOR: EVANS WILLIAM LEE JR | | | | | | |
| GRANTEE: BROWN ADAM P JENNIF | | | | | | |
| 0937/1464 | 6/23/2000 | WD | U | V | 10 | 10,500 |
| GRANTOR: YVWZX CORP | | | | | | |
| GRANTEE: EVANS WM LEE JR & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W76 S31 E76 N31$.

## 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 | 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 02/27/2024 BY WWA Total Acres: 1.22 Total Land Value: 48,800 Market: 0 Agricultural: 0 Common: 48,800 PRINTED 07/09/2026 BY SYS