LOT 5
(EX R/W CASE #03-319-CA)
THE PINES #2 PB 5/128-129

SEIFERT JENNIFER
12801 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2051-0005-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

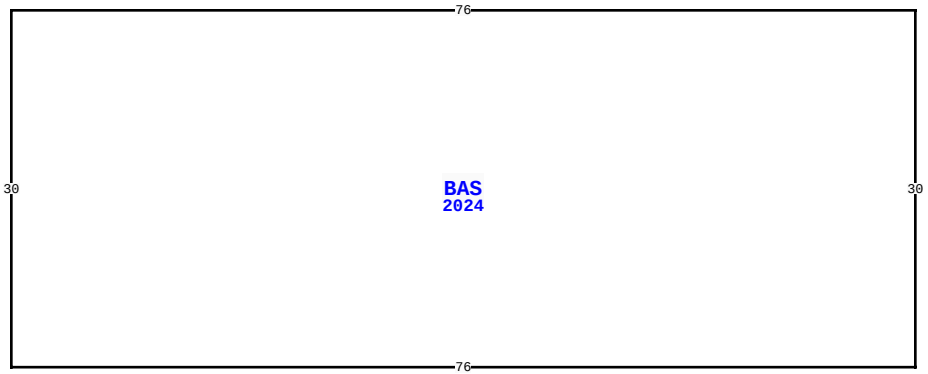
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2024	2,280	234,478
TOTALS	2,280			2,280	234,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.6000	104.94	239,263	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2026



12801 US HWY 301, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,478
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		46,000
TOTAL MARKET VALUE		280,478
SOH/AGL Deduction		0
ASSESSED VALUE		280,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,067
TOTAL JUST VALUE		280,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000771	CO ISSUED	0	01/19/2023
22017008	MH MOVE-ON	0	11/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2594/1123	9/12/2022	WD	U	V	11	100
GRANTOR: BENNETT JOHN A & TAMM						
GRANTEE: SEIFERT JENNIFER						
2586/1377	8/25/2022	WD	Q	V	05	100,000
GRANTOR: BENNETTS PROPERTY SER						
GRANTEE: BENNETT JOHN A & TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,10] W76 S30 E76 N30 $
.

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	0.00	0.00	1.15	AC		1.00	1.00	1.00	40,000.00	40,000.00	46,000							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.15 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 07/09/2026 BY SYS