LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

**2026**

**33-1N-24-2051-0011-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

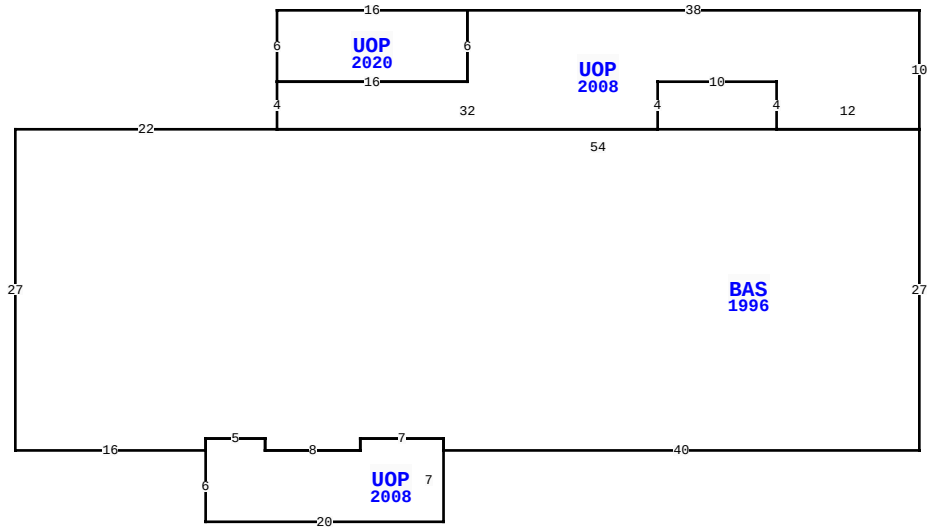
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 2,040 | 100 | 1996 | 2,040 | 64,297 |
| UOP | 132 | 25 | 2008 | 33 | 1,040 |
| UOP | 404 | 25 | 2008 | 101 | 3,183 |
| UOP | 96 | 25 | 2020 | 24 | 756 |
| TOTALS | 2,672 | | | 2,198 | 69,277 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 2,198 | 123.6000 | 105.06 | 230,922 | 1989 | 1989 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 50% - 1997 Heated Area: 2040 HX Base Yr 1997




12663 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 | | 126,961 |
| TOTAL MARKET OB/XF VALUE | | 13,062 |
| TOTAL LAND VALUE - MARKET | | 89,080 |
| TOTAL MARKET VALUE | | 229,103 |
| SOH/AGL Deduction | | 74,373 |
| ASSESSED VALUE | | 154,730 |
| TOTAL EXEMPTION VALUE | WR VX HA HAB | 38,413 |
| BASE TAXABLE VALUE | | 116,317 |
| TOTAL JUST VALUE | | 229,103 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010961 | GARAGE | 35,935 | 11/10/2020 |
| MH0101 | MH MOVE-ON | 0 | 11/01/2008 |
| MH0101 | CO ISSUED | 0 | 10/21/2008 |
| E21318 | CHNGE SRVC | 0 | 10/01/2008 |
| M14193 | H/AC | 0 | 10/01/2008 |
| P13503 | NEW CONSTR | 0 | 10/01/2008 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/1518 | 6/21/2022 | QC | U | I | 11 | 100 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT ROBERT A | | | | | | |
| 1808/0418 | 8/21/2012 | QC | U | I | 11 | 18,500 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT JAMES R & ROBER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

UOP=[YR=2008] W38 UOP=[YR=2020] W16 S6 E16 N6 $ S6 W16 S4
BAS=[YR=1996] W22 S27 E16 UOP=[YR=2008] S6 E20 N7 W7 S1 W8
N1 W5 S1 $ N1 E5 S1 E8 N1 E7 S1 E40 N27 W54 $ E32 N4 E10 S4
E12 N10 $ .

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 50 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 62 | 2,170 | |
| 2 | 0510 | GARAGE WD- | 0 | 50 | 16 | 16 | 256.00 | SF | 35.00 | 35.00 | 100 | 1996 | 1996 | 3 | 20 | 1,792 | |
| 3 | 0510 | GARAGE WD- | 0 | 50 | 24 | 19 | 456.00 | SF | 35.00 | 35.00 | 100 | 2005 | 2005 | 3 | 32 | 5,107 | |
| 4 | 0753 | UEP | 0 | 0 | 12 | 8 | 96.00 | SF | 22.00 | 22.00 | 100 | 2012 | 2012 | 3 | 60 | 1,267 | |
| 5 | 0753 | UEP | 0 | 0 | 8 | 4 | 32.00 | SF | 22.00 | 22.00 | 100 | 2012 | 2012 | 3 | 60 | 422 | |
| 6 | 0300 | BOAT DCK W | 0 | 50 | 12 | 8 | 96.00 | SF | 40.00 | 40.00 | 100 | 2012 | 2012 | 3 | 60 | 2,304 | |

### LAND DESCRIPTION

TOTAL OB/XF 13,062

| 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 | 50 | 0004 | OR | 0.00 | 0.00 | 2.62 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 89,080 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.62 Total Land Value: 89,080 Market: 0 Agricultural: 0 Common: 89,080 PRINTED 07/09/2026 BY SYS

LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

**2026**

**33-1N-24-2051-0011-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

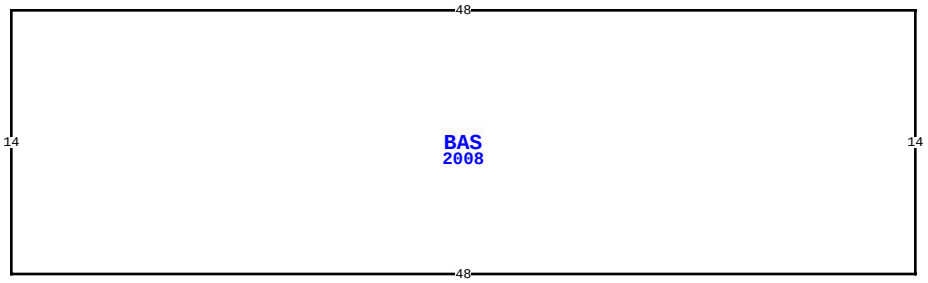
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | 2008 | 672 | 42,164 |
| TOTALS | 672 | | | 672 | 42,164 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 120.2000 | 108.18 | 72,697 | 2008 | 2008 | 0 | 0 | 0 | 42.00 | 58.00 |

2 M/H 94+ 50% - 1997 Heated Area: 672 HX Base Yr 1997




12663 US HWY 301, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,961 |
| TOTAL MARKET OB/XF VALUE | | 13,062 |
| TOTAL LAND VALUE - MARKET | | 89,080 |
| TOTAL MARKET VALUE | | 229,103 |
| SOH/AGL Deduction | | 74,373 |
| ASSESSED VALUE | | 154,730 |
| TOTAL EXEMPTION VALUE | WR VX HA HAB | 38,413 |
| BASE TAXABLE VALUE | | 116,317 |
| TOTAL JUST VALUE | | 229,103 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/1518 | 6/21/2022 | QC | U | I | 11 | 100 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT ROBERT A | | | | | | |
| 1808/0418 | 8/21/2012 | QC | U | I | 11 | 18,500 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT JAMES R & ROBER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W48 S14 E48 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.62 Total Land Value: 89,080 Market: 0 Agricultural: 0 Common: 89,080 PRINTED 07/09/2026 BY SYS

LOTS 11 & 12
EX R/W PT OR 964/377
THE PINES #2 PB 5/128-129

OTT JAMES R L/E/OTT ROBERT A
12663 US HWY 301
BRYCEVILLE, FL 32009

**2026**

**33-1N-24-2051-0011-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

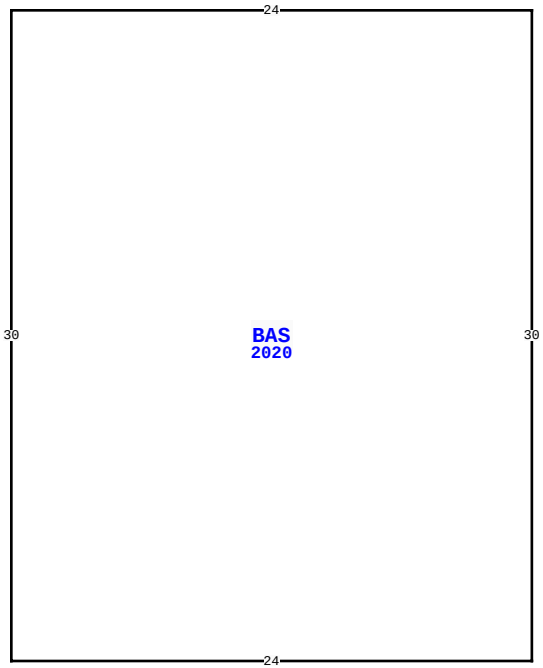
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 2020 | 720 | 15,520 |
| TOTALS | 720 | | | 720 | 15,520 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 58.1900 | 22.69 | 16,337 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

3 GARAGE RES 50% - 1997 Heated Area: 720 HX Base Yr 1997




12663 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 | | 126,961 |
| TOTAL MARKET OB/XF VALUE | | 13,062 |
| TOTAL LAND VALUE - MARKET | | 89,080 |
| TOTAL MARKET VALUE | | 229,103 |
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| ASSESSED VALUE | | 154,730 |
| TOTAL EXEMPTION VALUE | WR VX HA HAB | 38,413 |
| BASE TAXABLE VALUE | | 116,317 |
| TOTAL JUST VALUE | | 229,103 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2573/1518 | 6/21/2022 | QC | U | I | 11 | 100 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT ROBERT A | | | | | | |
| 1808/0418 | 8/21/2012 | QC | U | I | 11 | 18,500 |
| GRANTOR: OTT JAMES R | | | | | | |
| GRANTEE: OTT JAMES R & ROBER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2020] W24 S30 E24 N30$.

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.62 Total Land Value: 89,080 Market: 0 Agricultural: 0 Common: 89,080 PRINTED 07/09/2026 BY SYS