LOTS 20 THRU 23
THE PINES #3 PB 5/331-332

STARLING GENE C & TINA
13047 US HWY 301
BRYCEVILLE, FL 32009

2026

33-1N-24-2052-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

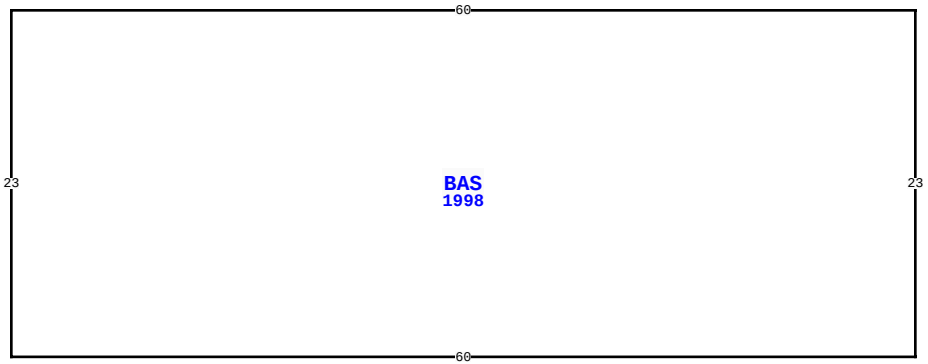
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1998	1,380	25,962
TOTALS	1,380			1,380	25,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,380	73.7800	62.71	86,540	1977	1977	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1380 HX Base Yr 1997



13047 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		25,962
TOTAL MARKET OB/XF VALUE		20,303
TOTAL LAND VALUE - MARKET		119,840
TOTAL MARKET VALUE		166,105
SOH/AGL Deduction		98,176
ASSESSED VALUE		67,929
TOTAL EXEMPTION VALUE	HX HB	42,929
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		166,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982252	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1186	11/30/2006	WD	Q	V		35,000
GRANTOR: TOM FORD BUILDERS LLC						
GRANTEE: STARLING GENE C & T						
0765/0434	7/16/1996	WD	U	I	09	18,000
GRANTOR: YVWZX CORPORATION						
GRANTEE: STARLING GENE & TIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S23 E60 N23$.

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
2	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	1992	1992	3	20	540	
3	0681	POLE SHED	0	100	9	15	135.00	SF	15.00	15.00	100	1994	1994	3	20	405	
5	0680	POLE SHED	0	100	32	24	768.00	SF	10.00	10.00	100	2013	2013	3	64	4,915	
6	0680	POLE SHED	0	100	34	24	816.00	SF	10.00	10.00	100	2021	2021	3	90	7,344	
7	0680	POLE SHED	0	100	34	24	816.00	SF	10.00	10.00	100	2025	2020	03	87	7,099	

LAND DESCRIPTION

TOTAL OB/XF 20,303

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	4.28	AC		1.00	1.00	1.00	28,000.00	28,000.00	119,840							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.28 Total Land Value: 119,840 Market: 0 Agricultural: 0 Common: 119,840 PRINTED 07/09/2026 BY SYS