PT GOVT LOTS 5 & 6 OF
SEC 33-1S-23E IN OR 1817/1001
{R673299}

BROOKS MICHAEL S & CHARLES B
2454 BATEY LN
BRYCEVILLE, FL 32009

2026

33-1S-23-0000-0004-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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 09

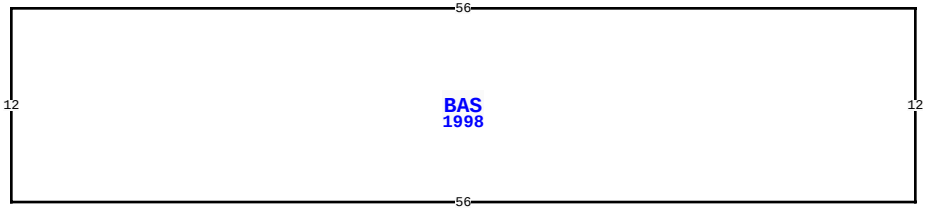
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1998	672	14,840
TOTALS	672			672	14,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	86.6000	73.61	49,466	1972	1972	0	0	0	70.00	30.00

1 M/H 93- 100% - 2013 Heated Area: 672 HX Base Yr 2013



2454 BATEY LN, BRYCEVILLE

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		14,840
TOTAL MARKET OB/XF VALUE		3,512
TOTAL LAND VALUE - MARKET		78,120
TOTAL MARKET VALUE		96,472
SOH/AGL Deduction		59,003
ASSESSED VALUE		37,469
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,469
TOTAL JUST VALUE		96,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1817/1001	9/28/2012	QC	U	I	11	100
GRANTOR: BROOKS HENRY C						
GRANTEE: BROOKS HENRY C ETAL						
0832/0188	4/30/1998	QC	Q	V	01	100
GRANTOR: BATEY DOROTHY T						
GRANTEE: BROOKS HENRY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W56 S12 E56 N12$.

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	1242	WD DECK A	0	100	12	36	432.00	SF	10.00	10.00	100	1997	1997	3	20	864	
2	0751	UOP	0	100	12	10	120.00	SF	10.00	10.00	100	2000	2000	3	26	312	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	26.95	26.95	100	1999	1999	3	25	2,156	
4	1242	WD DECK A	0	100	12	10	120.00	SF	7.50	7.50	100	2000	2000	3	20	180	

LAND DESCRIPTION

TOTAL OB/XF 3,512

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	0007	OR	0.00	0.00	3.10	AC		1.00	1.00	0.90	28,000.00	25,200.00	78,120							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.10 Total Land Value: 78,120 Market: 0 Agricultural: 0 Common: 78,120 PRINTED 07/09/2026 BY SYS