IN OR 2761 PG 730
TEMP ESMT OR 900/418

HENDRIX PHILIP J/MORGAN JOYCE ETAL
6930 COUNTY ROAD 121
BRYCEVILLE, FL 32009

2026

37-1S-23-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

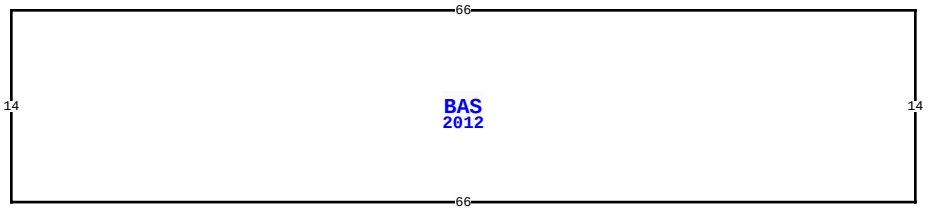
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2012	924	70,516
TOTALS	924			924	70,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	128.4800	115.63	106,842	2012	2012	0	0	0	34.00	66.00

2 M/H 94+ 0% - 2026 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	70,516
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	123,200
TOTAL MARKET VALUE	194,436
SOH/AGL Deduction	0
ASSESSED VALUE	194,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,436
TOTAL JUST VALUE	194,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5430	CO ISSUED	0	09/12/2012
B26423	ADDITION	0	09/03/2012
E25324	ELEC OTHER	0	08/01/2012
MH5430	MH MOVE-ON	0	08/01/2012
M17541	H/AC	0	08/01/2012
P16074	MH	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/730	1/13/2025	LE	U	I	11	100
GRANTOR: HANSEN ERNEST P						
GRANTEE: HENDRIX PHILIP J						
0266/0659	5/17/1978	WD	U	I		20,000
GRANTOR: JONES HERNDON W JR &						
GRANTEE: HANSEN ERNEST P & B						

6930 CR 121, BRYCEVILLE

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

BUILDING NOTES

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	0681	POLE SHED	0	0	8	18	144.00	SF	15.00	15.00	100	1994	1994	3	20	432	
2	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2012	2012	3	45	288	

BUILDING DIMENSIONS

BAS=[YR=2012] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 720

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	4.40	AC		1.00	1.00	1.00	28,000.00	28,000.00	123,200							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 4.40 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 07/09/2026 BY SYS