W1/2 OF NE1/4 & E1/2 OF NW1/4
IN OR 620/829
EX 2-1 THRU 2-10 & 2-12

SONTAG LLOYD G & DENISE
10601 SHERI LANE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

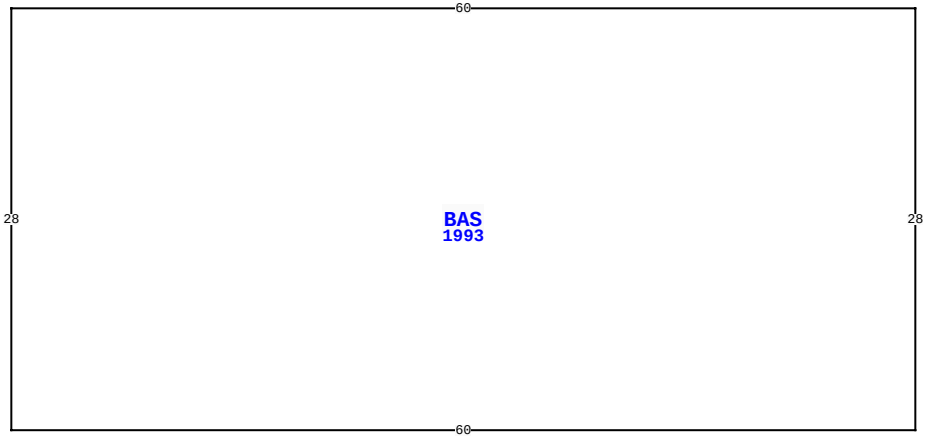
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	38,526
TOTALS	1,680		1,680	38,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	117.6000	76.44	128,419	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



10601 SHERI LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		38,526
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		203,300
TOTAL MARKET VALUE		241,826
SOH/AGL Deduction		167,110
ASSESSED VALUE		74,716
TOTAL EXEMPTION VALUE	HX HB	49,716
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		241,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0620/0829	3/04/1991	QC	U	I	06	100
GRANTOR: SONTAG WM & PAT						
GRANTEE: DONTAG LLOYD & D						
0461/0043	7/01/1985	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 N28 $.

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
1	000102	C	SFR/MH	100	0007	OR	0.00	0.00	10.70	AC		1.00	1.00	1.00	19,000.00	19,000.00	203,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.70 Total Land Value: 203,300 Market: 0 Agricultural: 0 Common: 203,300 PRINTED 08/02/2023 BY SYS