NW1/4
PARS 2-26 & 2-30
IN OR 698/67 & OR 1085/1373

RODGERS WENDY
10759 SHERI LANE
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0002-0260

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 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

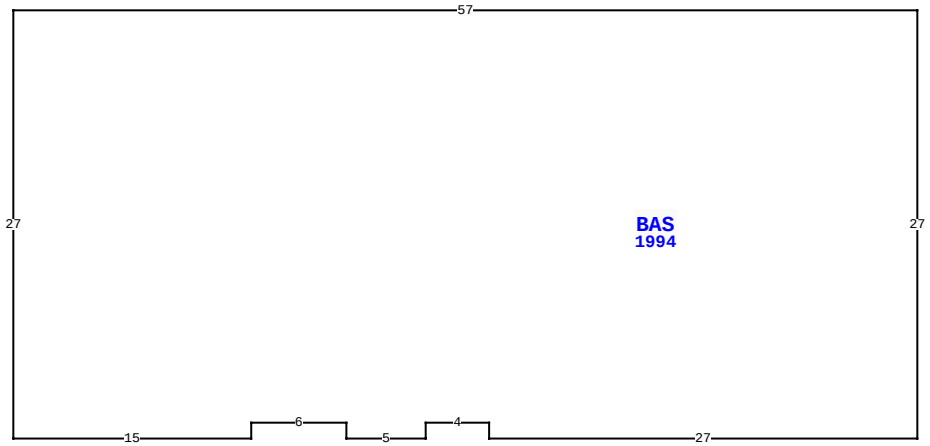
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	1,529	37,760
TOTALS	1,529		1,529	37,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,529	117.6000	82.32	125,867	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1529 HX Base Yr 1995



10759 SHERI LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,760
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		62,580
TOTAL MARKET VALUE		103,035
SOH/AGL Deduction		48,228
ASSESSED VALUE		54,807
TOTAL EXEMPTION VALUE	HX HB	29,807
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/1894	4/24/2003	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: DEPONTES WENDY S N/						
1085/1373	10/08/2002	WD	U	V	01	100
GRANTOR: COWART DANIEL & VIRGI						
GRANTEE: DEPONTES RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W57 S27 E15 N1 E6 S1 E5 N1 E4 S1 E27 N27$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	0.70	30,000.00	21,000.00	21,630							
2	000115	C	SFR ACRES	100			0.00	0.00	1.95	AC		1.00	1.00	0.70	30,000.00	21,000.00	40,950							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 2.98 Total Land Value: 62,580 Market: 0 Agricultural: 0 Common: 62,580 PRINTED 08/02/2023 BY SYS