

PT OR 1152/639
ESMT CANCEL PT OR 704/846
ESMT PT OR 1430/1314

PRINGLE SANDRA M
10731 LAWANA WAY
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0004-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	12	CEDAR 100	0100	01	3,043	123.2570	111.24	338,503	1978	1992	0	0	015.00	85.00	VALUATION BY STANDARD											
Roof Structur	07	GAMBREL 100	1 SINGLE FAM - 100% - 0												Heated Area: 2682											
Roof Cover	12	MODULAR MT 100	14 16 28 15												HX Base Yr											
Interior Wall	05	DRYWALL 100	36 FSP 2010 36 BAS 2010 36 BAS 1993 36 BAS 2010 36												6 UOP 1993 6											
Interior Floo	11	CLAY TILE 50	14 16 28 15												31 FUS 1993 31											
Interior Floo	14	CARPET 50	8 6 30 FOP 2010 6 DCK 2010 75 6 FOP 2010 6												6 UOP 1993 6											
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	2.	2. 100																								
Units		0 100																								
BUD8 Adjustme	06	DIST 1D 100																								
Occupancy	00	NONE 100																								
Quality	06	Quality Level 06																								
DOR CODE	5000 IMPROVED AG																									
MAP NUM																09										
NEIGHBORHOOD/LOC	9001.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,008	100	1,008	95,311																						
BAS	540	100	540	51,060																						
BAS	576	100	576	54,463																						
DCK	324	10	32	3,026																						
FOP	90	30	27	2,553																						
FOP	186	30	56	5,295																						
FSP	504	40	202	19,100																						
FUS	558	100	558	52,761																						
UOP	108	20	22	2,080																						
UOP	108	20	22	2,080																						
TOTALS	4,002		3,043	287,728																						
EXTRA FEATURES			10731 LAWANA WAY, BRYCEVILLE																							
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										
2 0940	SHEDS/PORT	0 100	12	12		144.00	SF	30.00	30.00	100	1980	1980	3	20	864											
3 0500	FP-PRE FAB	0 100	0	0		1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540											
4 0500	FP-PRE FAB	0 100	0	0		1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540											
7 0479	VF PICKET	0 100	0	0		102.00	LF	10.00	10.00	100	2005	2005	3	69	704											
8 1242	WD DECK A	0 100	75	11		825.00	SF	10.00	10.00	100	2005	2005	3	27	2,228											
9 2700	QUONSET LW	0 100	0	0		1,056.00	SF	12.00	12.00	100	2012	2012	3	72	9,124											
TOTAL OB/XF 16,000																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1 005000	C		RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2 005600	A		TIMBER 3 SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	410.00	410.00	6,150									
3 005500	A		TIMBER 2 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	550.00	550.00	1,100									
4 005902	A		HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350									
5 009910	M		MKT. VAL. AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.10	14,000.00	15,400.00	292,600									
REVIEW DATE 03/10/2022 BY TWA																	Total Acres: 20.00 Total Land Value: 37,600 Market: 292,600 Agricultural: 7,600 Common: 30,000 PRINTED 08/02/2023 BY SYS									