

PT OF NW1/4
IN OR 2118/29
EX 3-14 3-15 & 3-16

WIGHTMAN MARK & JANNETTE
9823 SIERRA GATEWAY
BRYCEVILLE, FL 32009

2023

17-1S-23-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,134	100	3,134	222,729
FOP	160	30	48	3,411
FOP	175	30	52	3,696
FSP	91	40	36	2,559
FST	340	55	187	13,290
PTO	726	5	36	2,559

TOTALS	4,626		3,493	248,242
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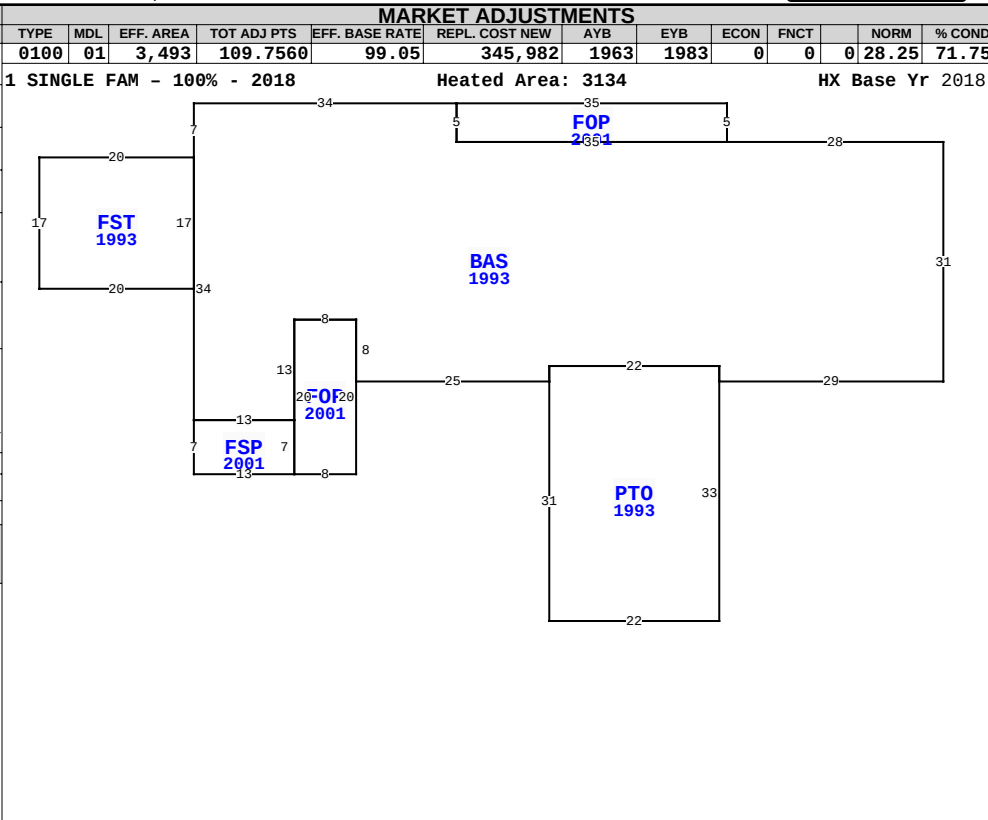
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,928.00	SF	4.00	4.00	100	1970	1970	3	22	1,697	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	26.40	26.40	100	1990	1990	3	20	634	
3	0200	BARN WD 0-	0	100	33	53	1,749.00	SF	15.00	15.00	100	1950	1950	3	20	5,247	
5	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	1985	1985	3	20	288	
10	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1990	1990	3	20	386	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000
2	006000	A	PAST1/HAY	0			0.00	0.00	24.00	AC		1.00	1.00	1.00	440.00	440.00	10,560
3	005901	A	HARDWOOD SI	0			0.00	0.00	16.81	AC		1.00	1.00	1.00	225.00	225.00	3,782
4	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500
5	009530	C	POND	0			0.00	0.00	1.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,550
6	009910	M	MKT. VAL. AG	0			0.00	0.00	43.63	AC		1.00	1.00	1.00	6,000.00	6,000.00	261,780

REVIEW DATE	04/03/2018	BY	TWX
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9823 SIERRA GATEWAY, BRYCEVILLE

TOTAL OB/XF																	
8,252																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		266,656
TOTAL MARKET OB/XF VALUE		8,252
TOTAL LAND VALUE - MARKET		326,330
TOTAL MARKET VALUE		354,300
SOH/AGL Deduction		232,544
ASSESSED VALUE		121,756
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		71,756
TOTAL JUST VALUE		601,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94381	MH MOVE-ON	45,000	02/01/1994

SALES DATA							
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2118/0029	5/02/2017	WD	Q	I	01	210,000

GRANTOR: COLLINS RALPH W

GRANTEE: WIGHTMAN MARK & JAN

2118/0026	5/02/2017	WD	U	I	11	100
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GRANTOR: BARNES REBECCA EVON A

GRANTEE: COLLINS RALPH W

BUILDING NOTES							
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BUILDING DIMENSIONS							
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BAS=[YR=1993] W28 FOP=[YR=2001] N5 W35 S5 E35 \$ W35 N5 W34 S7 FST=[YR=1993] W20 S17 E20 N17 \$ S34 FSP=[YR=2001] S7 E13 FOP=[YR=2001] E8 N20 W8 S20 \$ N7 W13 \$ E13 N13 E8 S8 E25 PTO=[YR=1993] S31 E22 N33 W22 S2 \$ N2 E22 S2 E29 N31 \$.

WIGHTMAN MARK & JANNETTE
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[illegible]