

PT E1/2 OF NW1/4
L/E IN OR 802/1206
R673639 & R673640

YATES SHERYL/GERALD SOPKOWIAK ET AL
1168 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2023

17-1S-23-0000-0003-0050



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	05	AVERAGE 100								0820	02	1,160	117.6000	76.44	88,670	1986	1986	0	0	0	70.00	30.00								
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 0% - 0										Heated Area: 960 HX Base Yr										
Roof Cover	03	COMP SHNGL 100								40 24 24 40 10 10 40 40 BAS 1993 USP 1993																				
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	960	100	960	22,015																										
USP	400	50	200	4,586																										
TOTALS		1,360	1,160	26,601																										
EXTRA FEATURES										1168 WINDRIDGE LN, 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													
1	0810	CONCRETE A	0	0	21	20	420.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,488														
2	0511	GARAGE CB-	0	0	28	28	784.00	SF	40.00	40.00	100	1987	1987	3	54.5	17,091														
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1986	1986	3	20	128														
TOTAL OB/XF																		18,707												
LAND DESCRIPTION										TOTAL OB/XF																				
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	0	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000													
REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100

Roof Structur03GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall04PLYWOOD 100

Interior Floo08SHT VINYL 100

Air Condition01NONE 100

Heating Type03FORCED AIR 100

Bedrooms2100

Bathrooms2100

Frame Stories02WOOD FRAME 100

Units00100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

TOTALSBAS69610069611,672

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR08200269686.000055.9038,906197019700070.0030.00

2 M/H 93- - 0% - 0Heated Area: 696HX Base YrBAS2011

EXTRA FEATURES

LAND DESCRIPTION

BLD DATEXF DATEINC DATE

YEAR ONACTUALQ% COND

LGL DATEREPL. DATEAG DATE

06/16/2023MLU

ADJ UNIT PRICEUNIT PRICEADJ UNIT PRICE

1168 WINDRIDGE LN, BRYCEVILLE

TOTAL OB/XF0

REVIEW DATE01/14/2021BYWWA

Total Acres: 3.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SPS

NASSAU COUNTY PROPERTYPAGE 2 of 26

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE38,273

TOTAL MARKET OB/XF VALUE18,707

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE131,980

SOH/AGL Deduction46,009

ASSESSED VALUE85,971

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE85,971

TOTAL JUST VALUE131,980

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE85,532

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

0802/12068/11/1997QC U I 1837,000

GRANTOR:SOPKOWIAK AMBROSE & M

GRANTEE:YATES SHERYL ETAL

0337/04185/01/1981WD Q Q V15,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W58 S12 E58 N12\$.