

LOT 23
IN OR 771 PG 1087
R672746 & R672747 & R672748

BANKS RALPH S & JULIE L
8979 OLD WIRE PLACE
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0023-0000



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 6																							
Exterior Wall	30	VINYL 100	0800	02	2,108	140.1600	98.11	206,816	1996	1996	0	0	60.00	40.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 1997												Heated Area: 2108												HX Base Yr 1997											
Roof Cover	03	COMP SHNGL 100	27 67 27 12 32 13 23 13 BAS 1996																																			
Interior Wall	05	DRYWALL 100																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	08	SHT VINYL 30																																				
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			05	Quality Level 05																																		
DOR CODE			0200 MOBILE HOME																																			
MAP NUM			MKT AREA												09																							
NEIGHBORHOOD/LOC			9008.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,108	100	2,108	82,726																																		
TOTALS			2,108	2,108												82,726																						
EXTRA FEATURES			8979 OLD WIRE PL, 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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	5,600																							
2	1242	WD DECK A	0 100	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384																							
3	1242	WD DECK A	0 100	26	12	312.00	SF	10.00	10.00	100	2000	2000	3	20	624																							
4	1242	WD DECK A	0 100	24	18	432.00	SF	10.00	10.00	100	2000	2000	3	20	864																							
5	1242	WD DECK A	0 100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720																							
6	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1998	1998	3	20	613																							
7	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2000	2000	3	29	3,654																							
8	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450																							
TOTAL OB/XF 13,909																																						
LAND DESCRIPTION																																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	25,000.00	25,000.00	80,000																					
REVIEW DATE 05/13/2020 BY TWA Total Acres: 3.20 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																						

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

82,726

13,909

80,000

176,635

91,767

84,868

50,000

34,868

176,635

0

120,790

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH961509

MH MOVE-ON

0

10/01/1996

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0771/1087

9/20/1996

WD Q V

14,500

GRANTOR: STOKES-NASSAU INC

GRANTEE: BANKS RALPH & JULIE

0673/1275

1/12/1993

WD U V

06

14,200

GRANTOR: DODD LORI ANN

GRANTEE: STOKES-NASSAU INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W67 S27 E12 S13 E23 N13 E32 N27 \$.