LOT 24 R497858
IN OR 626 PG 1008
CONSERVATION ESMT OR 729/723

LEONI RICHARD J/PARROTT WANDA F EST
8977 OLD WIRE RD
BRYCEVILLE, FL 32009

**2023**

**17-1S-23-0270-0024-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

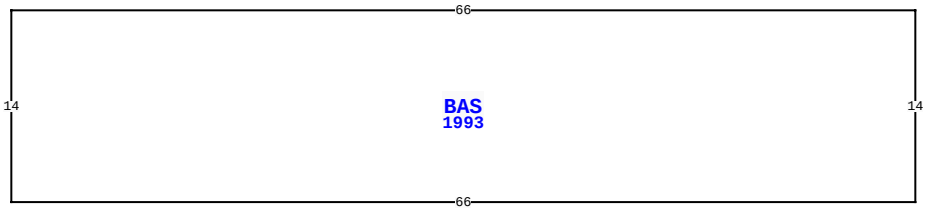
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 924 | 100 | 924 | 17,874 |
| TOTALS | 924 | | 924 | 17,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 924 | 99.2000 | 64.48 | 59,580 | 1987 | 1987 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 50% - 0 Heated Area: 924 HX Base Yr




8977 OLD WIRE PL, 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 | | 29,958 |
| TOTAL MARKET OB/XF VALUE | | 3,589 |
| TOTAL LAND VALUE - MARKET | | 73,500 |
| TOTAL MARKET VALUE | | 107,047 |
| SOH/AGL Deduction | | 40,732 |
| ASSESSED VALUE | | 66,315 |
| TOTAL EXEMPTION VALUE | HA HAB | 23,408 |
| BASE TAXABLE VALUE | | 42,907 |
| TOTAL JUST VALUE | | 107,047 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 89,046 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8817 | MH MOVE-ON | 18,000 | 02/24/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0626/1008 | 5/22/1991 | WD | Q | V | | 14,000 |

GRANTOR: STOKES-NASSAU INC
GRANTEE: LEONI R & PARROTT W

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14$.

## 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 | 50 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 64 | 2,240 | |
| 2 | 0810 | CONCRETE A | 0 | 50 | 14 | 4 | 56.00 | SF | 6.50 | 6.50 | 100 | 1993 | 1993 | 3 | 68 | 248 | |
| 3 | 1242 | WD DECK A | 0 | 50 | 0 | 0 | 336.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 672 | |
| 4 | 0479 | VF PICKET | 0 | 50 | 0 | 0 | 78.00 | LF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 55 | 429 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,589

| 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 | 000102 | C | SFR/MH | 50 | 0006 | OR | 0.00 | 0.00 | 2.45 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 73,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.45 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS

LOT 24 R497858
IN OR 626 PG 1008
CONSERVATION ESMT OR 729/723

LEONI RICHARD J/PARROTT WANDA F EST
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**2023**

**17-1S-23-0270-0024-0000**

## 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 | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

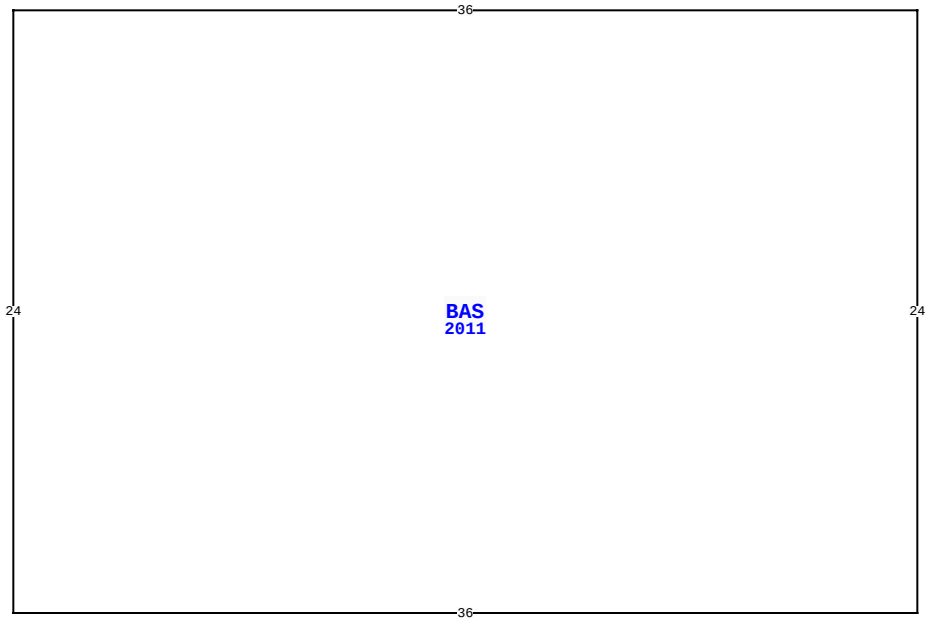
| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9008.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 864 | 100 | 864 | 12,084 |
| TOTALS | 864 | | 864 | 12,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 864 | 54.0000 | 18.90 | 16,330 | 2004 | 2004 | 0 | 0 | 0 | 26.00 | 74.00 |

2 GARAGE RES – 50% - 0 Heated Area: 864 HX Base Yr




8977 OLD WIRE PL, BRYCEVILLE

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| BLD DATE | | LGL DATE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0626/1008 | 5/22/1991 | WD | Q | V | | 14,000 |

GRANTOR: STOKES-NASSAU INC
GRANTEE: LEONI R & PARROTT W

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2011] W36 S24 E36 N24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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