

HUNT LISA A
8998 OLD WIRE PLACE
BRYCEVILLE, FL 32009

17-1S-23-0270-0026-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0100 01 2,057 105.8400 95.52 196,485 1991 1996 0 0 19.50 80.50										Tax Group: 6 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1914 HX Base Yr										BUILDING MARKET VALUE 158,170									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 31,093									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 54,000									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 243,263									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 111,701									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 131,562									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 76,562									
Bathrooms 2 100																				TOTAL JUST VALUE 243,263									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 204,102									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				17007835 REPAIR/RRF 14,524 12/11/2017									
MAP NUM MKT AREA 09																				B019116 XF0B 6,000 12/01/2001									
NEIGHBORHOOD/LOC 9008.00																				7583 NEW CONSTR 77,800 10/07/1991									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOTAL ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,714 100 1,714 131,795																													
BAS 200 100 200 15,379																													
FOP 210 30 63 4,844																													
FSP 200 40 80 6,152																													
TOTALS 2,324 2,057 158,170																													
EXTRA FEATURES										8998 OLD WIRE PL, BRYCEVILLE										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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																				06/13/2023 MLU									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 1991 1991 3 72 2,520																													
2 0861 POOL GUNIT 0 100 30 15 450.00 SF 85.00 85.00 100 2002 2002 3 32 12,240																													
3 0845 KOOL DECK 0 100 0 0 658.00 SF 7.25 7.25 100 2002 2002 3 83 3,960																													
4 0910 SCRNM RM L 0 100 53 26 1,378.00 SF 15.00 15.00 100 2002 2002 3 21 4,341																													
5 0510 GARAGE WD- 0 100 20 16 320.00 SF 35.00 35.00 100 2004 2004 3 40 4,480																													
6 0351 CARPORT MT 0 100 20 12 240.00 SF 10.00 10.00 100 2004 2004 3 24 576																													
7 0351 CARPORT MT 0 100 20 12 240.00 SF 10.00 10.00 100 2004 2004 3 24 576																													
8 0681 POLE SHED 0 100 0 0 400.00 SF 15.00 15.00 100 2004 2004 3 40 2,400																													
LAND DESCRIPTION										TOTAL OB/XF 31,093																			
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 000100 C SFR 100 0006 OR 0.00 0.00 1.80 AC 1.00 1.00 1.00 30,000.00 30,000.00 54,000																													
REVIEW DATE 04/03/2018 BY TWX										Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000										PRINTED 08/02/2023 BY SYS									