

LOT 28
IN OR 1287/919
R568275 & R568276

GIVENS JOHN M
9080 OLD WIRE PLACE
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0028-0000



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	1,746	136.4000	95.48	166,708	1993	1998	0	0	0	56.00	44.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006										Heated Area: 1620					HX Base Yr 2006					VALUATION BY					STANDARD				
Roof Cover	12	MODULAR MT 100	2929 2929 29 19 41 27 27 60 DCK 2004 BAS 1993										BUILDING MARKET VALUE					73,352					Tax Group: 6					Tax Dist:				
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					4,993					TOTAL LAND VALUE - MARKET					54,000				
Interior Floop	14	CARPET 100											TOTAL MARKET VALUE					132,345					SOH/AGL Deduction					73,073				
Air Condition	03	CENTRAL 100											ASSESSED VALUE					59,272					TOTAL EXEMPTION VALUE					HX HB WR 39,272				
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE					20,000					TOTAL JUST VALUE					132,345				
Bedrooms	3	100											NCON VALUE					0					INCOME VALUE									
Bathrooms	2.5	100											PREVIOUS YEAR MKT VALUE					110,458														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units		0 100																														
Quality			04	Quality Level 04																												
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	1,620	100	1,620	68,058																												
DCK	841	15	126	5,293																												
TOTALS			2,461	1,746	73,352																											
EXTRA FEATURES			9080 OLD WIRE PL, BRYCEVILLE										BLD DATE			LGL DATE			06/13/2023			MLU										
													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																
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	1994	1994	3	20	257																	
2	1242	WD DECK A	0 100	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160																	
5	0940	SHEDS/PORT	0 100	28	16	448.00	SF	20.10	20.10	100	1995	1995	3	20	1,801																	
6	0910	SCRN RM L	0 100	29	29	841.00	SF	15.00	15.00	100	2003	2003	3	22	2,775																	
LAND DESCRIPTION																	TOTAL OB/XF 4,993															
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	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000															
REVIEW DATE 05/13/2020 BY TWA Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																																