

LOT 40
IN OR 1163/1664
R583249 & R583250 & R583251

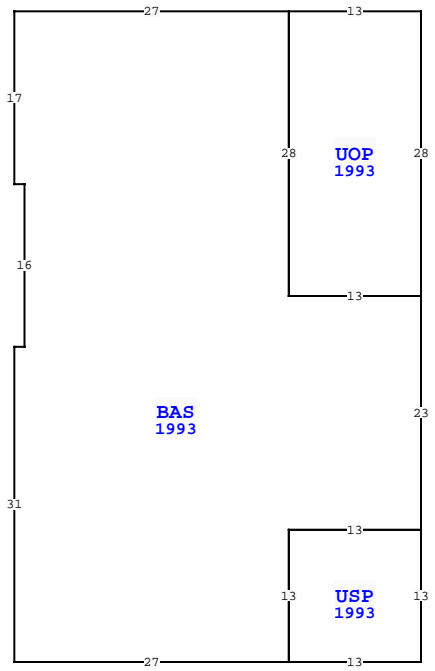
WINBORNE LISA
8952 PINE OAK HAMMOCK ROAD
BRYCEVILLE, FL 32009

2023

17-1S-23-0270-0040-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	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
BAS	2,011	100	2,011
UOP	364	25	91
USP	169	50	84
TOTALS	2,544		2,186

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,186	147.3600	95.78	209,375	1993	1998	0	0	56.00	44.00
1 M/H 93- - 100% - 0 Heated Area: 2011 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			92,125
TOTAL MARKET OB/XF VALUE			20,589
TOTAL LAND VALUE - MARKET			87,300
TOTAL MARKET VALUE			200,014
SOH/AGL Deduction			121,037
ASSESSED VALUE			78,977
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			28,977
TOTAL JUST VALUE			200,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603223	SWIM POOL	13,989	09/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/1664	8/20/2003	WD	U	I	01	100
GRANTOR: ROBINSON MARK T						
GRANTEE: WINBORNE LISA						
0668/1791	10/26/1992	WD	Q	V		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: ROBINSON MARK & LIS						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	
2	0940	SHEDS/PORT	0	100	8	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	
3	0861	POOL GUNIT	0	100	20	640.00	SF	85.00	85.00	100	1996	1996	3	20	10,880	
4	0845	KOOL DECK	0	100	0	650.00	SF	7.25	7.25	100	1996	1996	3	73	3,440	
5	0350	CARPORIT WD	0	100	20	440.00	SF	8.58	8.58	100	2019	2019	3	90	3,398	
TOTALS															20,589	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=1993] W13 BAS=[YR=1993] W27 S17 E1 S16 W1 S31 E27 USP=[YR=1993] E13 N13 W13 S13\$ N13 E13 N23 W13 N28\$ S28 E13 N28\$.	

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	DPH 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	2.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,300							