E1/2 OF W1/2 OF S1/2 OF SW1/4
OF SW1/4 OR 809/1196
R108127 & R108128

GARRICK WESLEY & RHONDA
8936 PONDEROSA PLACE
BRYCEVILLE, FL 32009

2023

27-1N-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

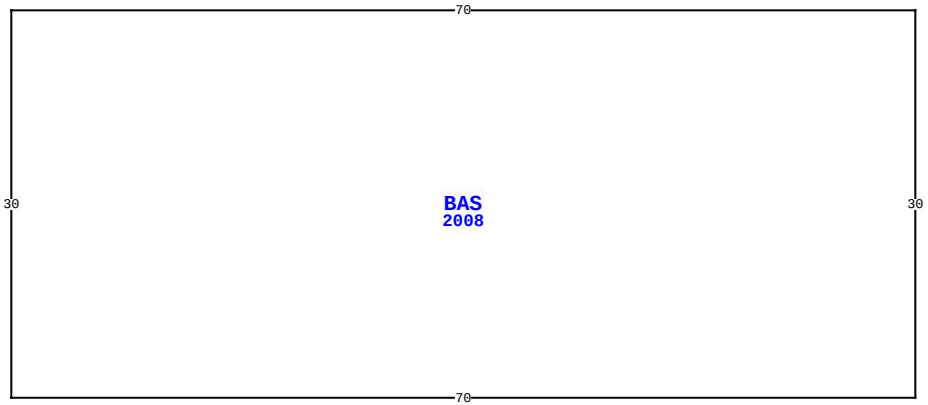
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	106,122
TOTALS	2,100		2,100	106,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,100	128.9200	90.24	189,504	2004	2004	0	0	0	44.00	56.00

2 M/H 94+ – 0% - 0 Heated Area: 2100 HX Base Yr



8936 PONDEROSA PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	106,122
TOTAL MARKET OB/XF VALUE	10,344
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	196,466
SOH/AGL Deduction	32,196
ASSESSED VALUE	164,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,270
TOTAL JUST VALUE	196,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044368	MH MOVE-ON	0	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0809/1196	10/14/1997	WD	Q	I		61,000
GRANTOR: KELLUM WILLIAM H						
GRANTEE: GARRICK WESLEY & RH						
0390/0687	6/01/1983	WD	Q	V		14,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W70 S30 E70 N30$.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1985	1985	3	20	579	
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	35.00	35.00	100	1986	1986	3	20	2,016	
4	0350	CARPORT WD	0	0	16	24	384.00	SF	13.00	13.00	100	1986	1986	3	20	998	
5	0681	POLE SHED	0	0	13	30	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	
6	0681	POLE SHED	0	0	13	30	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
11	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	2009	2009	3	60	1,296	

LAND DESCRIPTION

TOTAL OB/XF 10,344

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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/12/2019 BY TWA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS