

PT OF NE1/4 OF SEC 33-1N-24E
IN OR 2602/1087 & ESMT IN
OR 1519/1903 (EX PT IN

THOMAS STEPHEN W & KIMBERLY ANN
8601 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

2023

33-1N-24-0000-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1,380	30,839
FCP	372	25	93	2,078
FOP	1,272	30	382	8,537
UST	96	55	53	1,184
TOTALS	3,120		1,908	42,638

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0510	GARAGE WD-	0	0	16	20	SF	26.95	26.95
2	0811	CONCRETE B	0	0	13	68	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0007		0.00	0.00	2.06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	1,908	114.6000	74.49	142,127	1974	1979	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 2023 Heated Area: 1380 HX Base Yr													
UST 1993 FOP 1993 BAS 1993 FCP 1993													
8608 THOMAS TRAILS RD, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF 5,081													
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
1	0510	GARAGE WD-	0	0	16	20	SF	26.95	26.95	100	1990	1990	3 20
2	0811	CONCRETE B	0	0	13	68	SF	5.20	5.20	100	1996	1996	3 73

TOTAL OB/XF 5,081													
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
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VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	42,638		
TOTAL MARKET OB/XF VALUE	5,081		
TOTAL LAND VALUE - MARKET	61,800		
TOTAL MARKET VALUE	109,519		
SOH/AGL Deduction	0		
ASSESSED VALUE	109,519		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	109,519		
TOTAL JUST VALUE	109,519		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	81,073		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982302	MH MOVE-ON	0	07/01/1998
MHU95850	MH MOVE-ON	0	03/03/1995
7416	NEW CONSTR	68,019	07/24/1991
8476	MH MOVE-ON	3,000	03/15/1991
8358	MH MOVE-ON	1,500	11/07/1990
6611	TEMP POLE	75	04/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/1090	11/14/2022	WD U	I	I	11	100	
GRANTOR:THOMAS FAMILY REVOCAB							
GRANTEE:INGALLS MARILYN S							
2602/1087	11/14/2022	WD U	I	I	11	100	
GRANTOR:INGALLS MARILYN S							
GRANTEE:THOMAS STEPHEN WEND							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1993] W68 UST=[YR=1993] W12 S8 FCP=[YR=1993] S31 E12 N31 W12\$ E12 N8\$ S39 E68 N8 BAS=[YR=1993] N23 W60 S23 E60\$ W60 N23 E60 N8\$.									