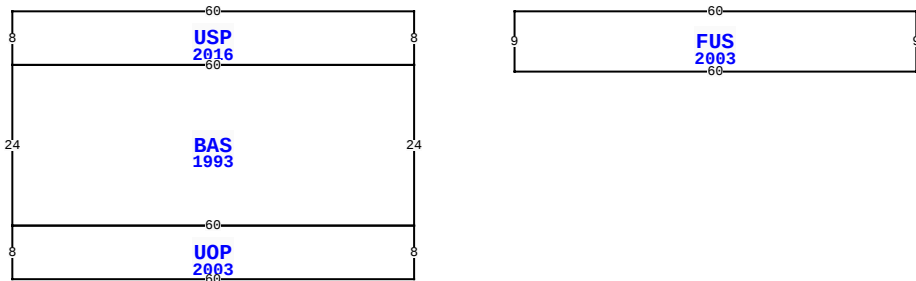


INGALLS JOHN M JR & MARILYN S
8538 THOMAS TRAILS
BRYCEVILLE, FL 32009

33-1N-24-0000-0001-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6	
CONSTRUCTION										VALUATION SUMMARY																					
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall		05	AVERAGE 100							0820	02	2,340	115.6000	75.14	175,828	1974	1979	0	0	70.00	30.00	VALUATION BY				STANDARD					
Roof Structur		03	GABLE/HIP 100							2 M/H 93- - 100% - 0														Heated Area: 1980				HX Base Yr			
Roof Cover		01	MINIMUM 100																					BUILDING MARKET VALUE				52,748			
Interior Wall		04	PLYWOOD 100																					TOTAL MARKET OB/XF VALUE				7,498			
Interior Floo		14	CARPET 90																					TOTAL LAND VALUE - MARKET				169,510			
Interior Floo		08	SHT VINYL 10																					TOTAL MARKET VALUE				98,927			
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction				48,294			
Heating Type		04	AIR DUCTED 100							ASSESSED VALUE				50,633																	
Bedrooms			3 100							TOTAL EXEMPTION VALUE				HX HB		25,000															
Bathrooms			2 100							BASE TAXABLE VALUE						25,633															
Frame		02	WOOD FRAME 100							TOTAL JUST VALUE						229,756															
Stories		1.	1. 100							NCON VALUE						0															
Units			0 100							INCOME VALUE																					
										PREVIOUS YEAR MKT VALUE						70,047															
Quality		03	Quality Level 03																												
DOR CODE		5600	TIMBERLAND 70-79																												
MAP NUM			MKT AREA				08																								
NEIGHBORHOOD/LOC		8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,440	100	1,440	32,461																											
FUS	540	100	540	12,173																											
UOP	480	25	120	2,705																											
USP	480	50	240	5,410																											
TOTALS		2,940	2,340	52,748																											
EXTRA FEATURES										8538 THOMAS TRL, 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	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1995	1995	3	24	4,838																
3	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	6.50	100	1995	1995	3	72	674																
4	0351	CARPORT MT	0 100	22	14	308.00	SF	6.60	6.60	100	2016	2016	3	78	1,586																
5	0749	M/H STORG	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1964	1964	3	20	400																
LAND DESCRIPTION										TOTAL OB/XF										7,498											
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000														
2	005600	A	TIMBER 3 SI	0			0.00	0.00	15.93	AC		1.00	1.00	1.00	410.00	410.00	6,531														
3	005500	A	TIMBER 2 SI	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	550.00	550.00	1,650														
4	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500														
5	009910	M	MKT. VAL. AG	0			0.00	0.00	19.93	AC		1.00	1.00	1.00	7,000.00	7,000.00	139,510														
REVIEW DATE		01/14/2021		BY	WWA		Total Acres: 20.93		Total Land Value: 38,681		Market: 139,510		Agricultural: 8,681		Common: 30,000		PRINTED 08/02/2023 BY SYS														