PT OF SEC 33-1N-24E
IN OR 2433/846
UTIL ESMT OR 2296/834

BRYAN JAMES E III & MEGAN D
8485 PONDEROSA PL
BRYCEVILLE, FL 32009

2023

33-1N-24-0000-0001-0210

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 70
Interior Floo	08	SHT VINYL 30
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	03	Quality Level 03

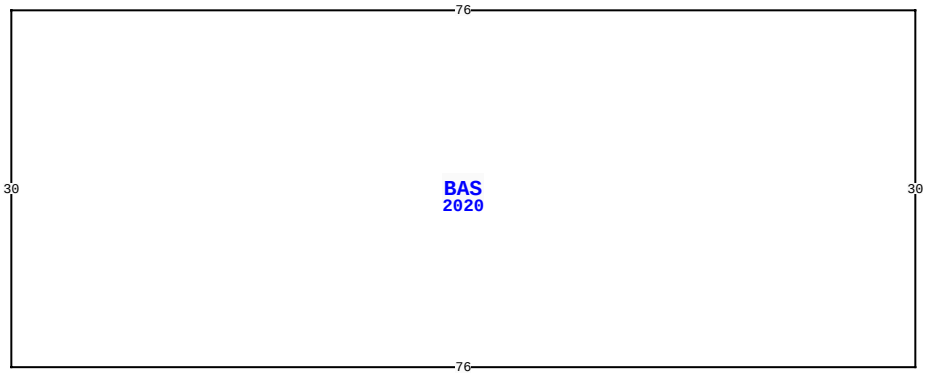
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	180,821
TOTALS	2,280		2,280	180,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	81.76	186,413	2019	2019	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2020 Heated Area: 2280 HX Base Yr 2020



8485 PONDEROSA PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,821
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		210,821
SOH/AGL Deduction		48,608
ASSESSED VALUE		162,213
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,213
TOTAL JUST VALUE		210,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008612	CO ISSUED	0	08/13/2019
19004363	MH MOVE-ON	0	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2433/0846	10/10/2020	QC	U	I	11	100
GRANTOR: THOMAS LOIS E						
GRANTEE: BRYAN JAMES EDWARD						
2262/0270	3/16/2019	QC	U	V	11	100
GRANTOR: GALLOWAY LARRY P & SA						
GRANTEE: BRYAN JAMES E III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/03/2020 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS