PT GOVT LOT 4 OF SEC 33-1S-23E
& PT GOVT LOT 1 OF
SEC 32-1S-23E IN OR 2356/546

THURNE CHRISTOPHER J
8035 WILDCAT WAY
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

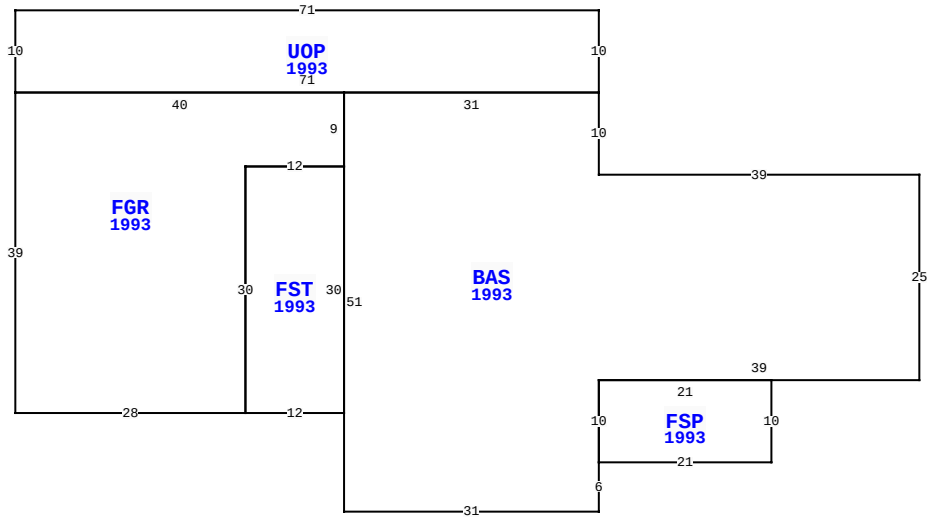
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo		N/A 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,556	100	2,556	33,635
FGR	1,200	55	660	8,685
FSP	210	40	84	1,105
FST	360	55	198	2,605
UOP	710	20	142	1,869
TOTALS	5,036		3,640	47,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	SD	NORM	% COND
0100	01	3,640	60.7500	54.83	199,581	1960	1960	0	0	35	41.00	24.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2556 HX Base Yr 2023



8035 WILDCAT WAY, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,225
TOTAL MARKET OB/XF VALUE		16,898
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		147,123
SOH/AGL Deduction		0
ASSESSED VALUE		147,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,123
TOTAL JUST VALUE		147,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008080	REMODEL	8,000	06/21/2021
20003925	REPAIR/RRF	7,500	05/08/2020
Z95442	NEW CONSTR	0	09/01/1995
MHU95855	MH MOVE-ON	0	03/03/1995
8605	GARAGE	85,000	01/11/1993
7817	MH MOVE-ON	3,500	05/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0546	4/23/2020	TD	Q	I	02	92,500
GRANTOR: 8035 WILDCAT LAND TRU						
GRANTEE: THURNE CHRISTOPHER						
2042/0107	3/05/2016	WD	U	I	37	35,000
GRANTOR: BLUE CAPITAL HOLDINGS						
GRANTEE: 8035 WILDCAT LAND T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 N10 UOP=[YR=1993] N10 W71 S10 FGR=[YR=1993] S39 E28 FST=[YR=1993] E12 N30 W12 S30$ N30 E12 N9 W40$ E71$ W31 S51 E31 N6 FSP=[YR=1993] E21 N10 W21 S10$ N10 E39 N25$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
2	0511	GARAGE CB-	0	100	12	30	360.00	SF	40.00	40.00	100	1960	1960	3	20	2,880	
5	0812	CONCRETE C	0	100	0	0	4,639.00	SF	4.00	4.00	100	1993	1993	3	68	12,618	

LAND DESCRIPTION

TOTAL OB/XF 16,898

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 10/13/2022 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

PT GOVT LOT 4 OF SEC 33-1S-23E
& PT GOVT LOT 1 OF
SEC 32-1S-23E IN OR 2356/546

THURNE CHRISTOPHER J
8035 WILDCAT WAY
BRYCEVILLE, FL 32009

2023

33-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

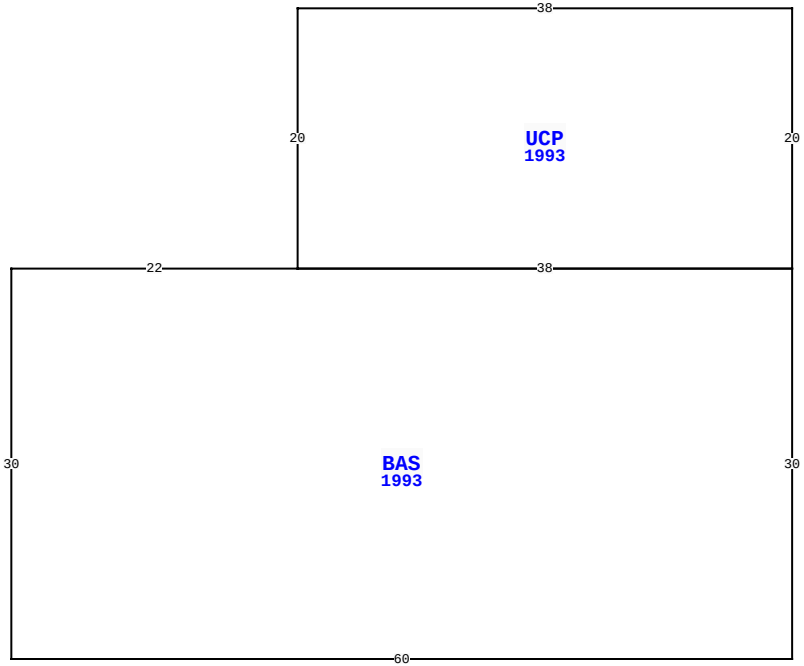
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	6,268
UCP	760	40	304	1,059
TOTALS	2,560		2,104	7,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	2,104	72.5525	17.41	36,631	1975	1975	30	0	0	50.00	20.00

2 BARNS – 0% - 2023 Heated Area: 1800 HX Base Yr 2023



8035 WILDCAT WAY, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,225
TOTAL MARKET OB/XF VALUE		16,898
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		147,123
SOH/AGL Deduction		0
ASSESSED VALUE		147,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		97,123
TOTAL JUST VALUE		147,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7818	MH MOVE-ON	3,500	05/26/1989
7724	MH MOVE-ON	11,000	02/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/0546	4/23/2020	TD	Q	I	02	92,500
GRANTOR: 8035 WILDCAT LAND TRU						
GRANTEE: THURNE CHRISTOPHER						
2042/0107	3/05/2016	WD	U	I	37	35,000
GRANTOR: BLUE CAPITAL HOLDINGS						
GRANTEE: 8035 WILDCAT LAND T						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W38 S20 BAS=[YR=1993] W22 S30 E60 N30 W38$ E38 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/13/2022 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS