

SHANNON CHARLES E & JANICE L
10843 ELLA AVE
BRYCEVILLE, FL 32009

08-1S-23-0000-0002-0180



BUILDING CHARACTERISTICS																																				
ELEMENT	CD	CONSTRUCTION																																		
Exterior Wall	08	WD ON PLY 60																																		
Exterior Wall	19	COMMON BRK 40																																		
Roof Structur	03	GABLE/HIP 100																																		
Roof Cover	12	MODULAR MT 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 100																																		
Air Condition	03	CENTRAL 100																																		
Heating Type	04	AIR DUCTED 100																																		
Bedrooms		4 100																																		
Bathrooms		2 100																																		
Frame	02	WOOD FRAME 100																																		
Stories		1. 1. 100																																		
Units		0 100																																		
BUD8 Adjustme	06	DIST 1D 100																																		
Occupancy	00	NONE 100																																		
Quality03 Quality Level 03 DOR CODE5000IMPROVED AG MAP NUMMKT AREA09 NEIGHBORHOOD/LOC9001.00 <table><tr><th>AREA TYPE</th><th>TOTAL GROSS AREA</th><th>PCT OF BASE</th><th>TOT ADJ AREA</th><th>SUBAREA MARKET VALUE</th></tr><tr><td>BAS</td><td>1,200</td><td>100</td><td>1,200</td><td>83,724</td></tr><tr><td>BAS</td><td>336</td><td>100</td><td>336</td><td>23,443</td></tr><tr><td>BAS</td><td>576</td><td>100</td><td>576</td><td>40,187</td></tr><tr><td>FOP</td><td>240</td><td>30</td><td>72</td><td>5,024</td></tr><tr><td>UGR</td><td>756</td><td>45</td><td>340</td><td>23,722</td></tr></table>							AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,200	100	1,200	83,724	BAS	336	100	336	23,443	BAS	576	100	576	40,187	FOP	240	30	72	5,024	UGR	756	45	340	23,722
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FOP	240	30	72	5,024																																
UGR	756	45	340	23,722																																
TOTALS	3,108		2,524	176,099																																
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																							
1	0680	POLE SHED	0 100	13 32	416.00	SF 10.00	10.00	100	1970	1970	3 20	832																								
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT 3,500.00	3,500.00	100	1980	1980	3 46.5	1,628																								
3	0810	CONCRETE A	0 100	20 16	320.00	SF 6.50	6.50	100	1994	1994	3 68	1,414																								
4	0810	CONCRETE A	0 100	18 18	324.00	SF 6.50	6.50	100	1997	1997	3 73	1,537																								
5	0300	BOAT DCK W	0 100	0 0	190.00	SF 40.00	40.00	100	2015	2015	3 78	5,928																								
6	0510	GARAGE WD-	0 100	18 10	180.00	SF 35.00	35.00	100	2015	2015	3 78	4,914																								
7	0351	CARPORT MT	0 100	18 15	270.00	SF 10.00	10.00	100	2015	2015	3 70	1,890																								
LAND DESCRIPTION														TOTAL OB/XF 18,143																						
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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																			
2	006000	A	PAST1/HAY	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	370.00	370.00	4,810																			
3	005600	A	TIMBER 3 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	415.00	415.00	2,490																			
4	009910	M	MKT.VAL.AG	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	266,000																			
REVIEW DATE 03/30/2020 BY TWA Total Acres: 20.00 Total Land Value: 37,300 Market: 266,000 Agricultural: 7,300 Common: 30,000 PRINTED 08/06/2024 BY SYS																																				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,524	102.7200	97.58	246,292	1969	1983		0	0 28.50	71.50		
1 SINGLE FAM - 100% - 0 Heated Area: 2112 HX Base Yr													
14 24 24 14 BAS 1994 50 24 24 34 16 24 BAS 1993 27 28 28 27 UGR 1993 20 12 12 20 FOP 2016													

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023 MLU

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218,329	
TOTAL MARKET OB/XF VALUE		18,143	
TOTAL LAND VALUE - MARKET		296,000	
TOTAL MARKET VALUE		273,772	
ASSESSED VALUE		175,472	
SOH/AGL Deduction		98,300	
ASSESSED VALUE		175,472	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		125,472	
TOTAL JUST VALUE		532,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,967	

NASSAU COUNTY PROPERTY														PAGE 1 of 2	6
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614848	REPAIR/RRF	13,000	03/01/2016
93362	ADDITION	12,852	11/11/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1557/1458	3/27/2008	WD	U	I	01	22,500	
GRANTOR: SHANNON CHARLES E							
GRANTEE: SHANNON CHARLES E &							
0624/0161	4/16/1991	QC	U	I	06	100	
GRANTOR: BLONG CATHY P							
GRANTEE: SHANNON CHARLES E							

BUILDING NOTES													



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall		N/A 100		
Interior Floor	03	CONC FINSH 100		
Air Condition	99	N/A 100		
Heating Type		N/A 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	05	STEEL 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality		06	Quality Level 06	
DOR CODE		5000IMPROVED AG		
MAP NUM			MKT AREA	09
NEIGHBORHOOD/LOC		9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	42,230
TOTALS	2,400		2,400	42,230

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	2,400	51.8420	18.14	43,536	2020	2020	0	0	0	3.00 97.00

2 GARAGE RES - 100% - 0

Heated Area: 2400

HX Base Yr

40

60

60

40

BAS
2020

BLD DATE		LGL DATE	06/12/2023	MLA
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