PARCELS 2-21 AND 2-17
PT OF E1/2 OF NW1/4
IN OR 847/1013

POWELL JACK R & RUBY ANNETTE
10902 SHERI LANE
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

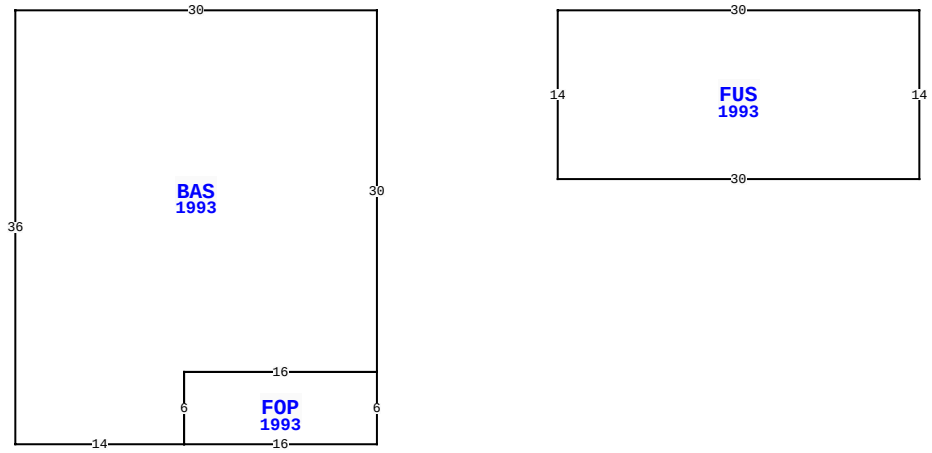
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	984	100	984	85,383
FOP	96	30	29	2,517
FUS	420	100	420	36,444
TOTALS	1,500		1,433	124,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,433	109.7200	104.23	149,362	1985	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1404 HX Base Yr



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

10902 SHERI LN, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		124,344
TOTAL MARKET OB/XF VALUE		1,279
TOTAL LAND VALUE - MARKET		113,000
TOTAL MARKET VALUE		238,623
SOH/AGL Deduction		129,673
ASSESSED VALUE		108,950
TOTAL EXEMPTION VALUE	HX HB SL	108,950
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0847/1013	9/03/1998	WD	U	I	10	100
GRANTOR: WIEGAND LINDA O'CONNO						
GRANTEE: POWELL JACK & RUBY						
0437/0527	11/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S36 E14 FOP=[YR=1993] E16 N6 W16 S6 $ N6 E16 N30$ PTR=E15 FUS=[YR=1993] E30 S14 W30 N14$ W15$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409	
2	1242	WD DECK A	0	100	0	0	435.00	SF	10.00	10.00	100	2000	2000	3	20	870	

LAND DESCRIPTION

TOTAL OB/XF 1,279

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	0005	OR	0.00	0.00	4.52	AC		1.00	1.00	1.00	25,000.00	25,000.00	113,000							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 4.52 Total Land Value: 113,000 Market: 0 Agricultural: 0 Common: 113,000 PRINTED 08/06/2024 BY SYS