

IN OR 1432/1836 (EX 4-8)
ESMT CANCEL PT OR 704/846
ESMT PT OR 1430/1314

SHAYER ROBERT W & THRESA A
10734 ELLA AVENUE
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	06	Quality Level 06
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	1,818	100	1,818	163,809
BAS	200	100	200	18,021
BAS	400	100	400	36,041
FOP	70	30	21	1,892
TOTALS	2,488		2,439	219,763

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978
2	0861	POOL GUNIT	0 100	0	0	648.00	SF	85.00	85.00	100	1988
3	0845	KOOL DECK	0 100	0	0	699.00	SF	7.25	7.25	100	1988
4	0940	SHEDS/PORT	0 100	7	8	56.00	SF	21.30	21.30	100	1989
5	0510	GARAGE WD-	0 100	24	42	1,008.00	SF	35.00	35.00	100	1988
6	0751	UOP	0 100	8	24	192.00	SF	10.00	10.00	100	1988
7	0510	GARAGE WD-	0 100	42	8	336.00	SF	35.00	35.00	100	2000
8	0811	CONCRETE B	0 100	28	24	672.00	SF	5.20	5.20	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.77	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,439	129.0415	122.59	298,997	1978	1980	0	0	26.50	73.50
1 SINGLE FAM - 100% - 0 Heated Area: 2418 HX Base Yr											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF 28,212											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978
2	0861	POOL GUNIT	0 100	0	0	648.00	SF	85.00	85.00	100	1988
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1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.77	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										223,952	
TOTAL MARKET OB/XF VALUE										28,212	
TOTAL LAND VALUE - MARKET										83,100	
TOTAL MARKET VALUE										335,264	
SOH/AGL Deduction										170,100	
ASSESSED VALUE										165,164	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										115,164	
TOTAL JUST VALUE										335,264	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										326,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4046	N/A	16,336	04/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1432/1836	7/28/2006	DG U	I	01		100	
GRANTOR: SHAVER ROBERT W & THR							
GRANTEE: SHAVER ROBERT W & T							
0169/0496	1/01/1974	WD U	V			12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1993] W62 BAS=[YR=2006] W20 S10 BAS=[YR=2013] S20 E20
N20 W20\$ E20 N10\$ S30 E18 FOP=[YR=1993] S2 E14 N5 W14 S3\$ N3
E14 S3 E30 N30\$.

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BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall
Roof Structur

03 CEDAR 100
GABLE/HIP 100

RooF Cover

03 COMP SHNGL 100

Interior Wall

04 PLYWOOD 100

Interior Floo

03 CONC FINSH 100

Air Condition

01 NONE 100

Heating Type

01 NONE 100

Bedrooms

0 100

Bathrooms

1 100

Frame

02 WOOD FRAME 100

Stories

1. 100

Units

0 100

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

48

100

48

1,952

FOP

64

30

19

773

UST

80

45

36

1,464

TOTALS

192

103

4,189

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0150

01

103

98.0000

49.00

5,047

1989

1989

0

0

17.00

83.00

2 ACCESSORY U - 100% - 0

Heated Area: 48

HX Base Yr

UST

1993

BAS

1993

FOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

223,952

TOTAL MARKET OB/XF VALUE

28,212

TOTAL LAND VALUE - MARKET

83,100

TOTAL MARKET VALUE

335,264

SOH/AGL Deduction

170,100

ASSESSED VALUE

165,164

TOTAL EXEMPTION VALUE

50,000

HX HB

BASE TAXABLE VALUE

115,164

TOTAL JUST VALUE

335,264

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

326,121

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1432/1836

7/28/2006

DG U

I

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100

GRANTOR: SHAVER ROBERT W & THR

GRANTEE: SHAVER ROBERT W & T

0169/0496

1/01/1974

WD U

V

12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W6 UST=[YR=1993] W10 S8 E10 N8\$ S8 E6 N8\$ S8 E8 N8\$.

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 2.77

Total Land Value: 83,100

Market: 0

Agricultural: 0

Common: 83,100

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