PT SW1/4 OF SE1/4 OF
SEC 17-1S-23E
IN OR 2167/122

STALEY RICHARD & BRENDA
9159 PEBBLE BROOK LANE
BRYCEVILLE, FL 32009

2024

17-1S-23-0000-0002-0040

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

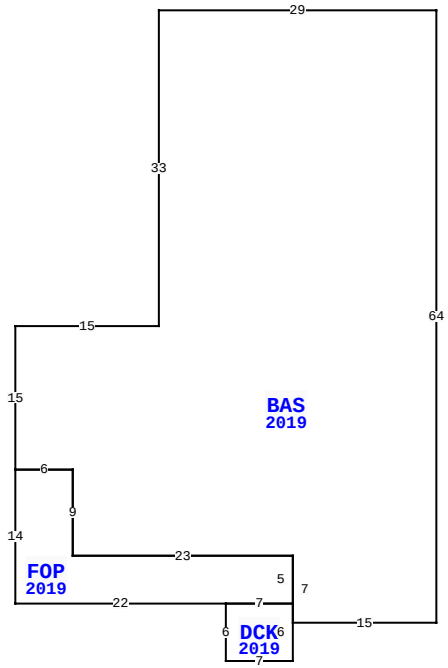
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	201,271
DCK	42	10	4	390
FOP	199	30	60	5,851
TOTALS	2,305		2,128	207,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,128	123.7446	99.00	210,672	2019	2019	0	0	0	1.50	98.50

1 SFR MODULR – 100% - 2020 Heated Area: 2064 HX Base Yr 2020



9159 PEBBLE BROOK LN, 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		227,480
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		305,130
SOH/AGL Deduction		99,811
ASSESSED VALUE		205,319
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,319
TOTAL JUST VALUE		305,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230015741	24X40 POLE BARN	30,816	12/11/2023
19010412	XFOB	26,608	10/01/2019
19000484	CO ISSUED	0	01/16/2019
18010614	NEW CONSTR	0	10/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1275	5/01/2020	WD	Q	V	01	30,000
GRANTOR: GILBERT ALICE FAYE &						
GRANTEE: STALEY RICHARD & BR						
2167/0122	12/21/2017	WD	U	V	37	8,500
GRANTOR: PETERSON JAMIE THERES						
GRANTEE: STALEY RICHARD & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W29 S33 W15 S15 FOP=[YR=2019] S14 E22
DCK=[YR=2019] S6 E7 N6 W7$ E7 N5 W23 N9 W6$ E6 S9 E23 S7 E15
N64$.

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	0811	CONCRETE B	0	100	26	20	520.00	SF	5.20	5.20	100	2019	2019	3	98	2,650	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	000100	C	SFR	100	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 06/25/2024 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	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

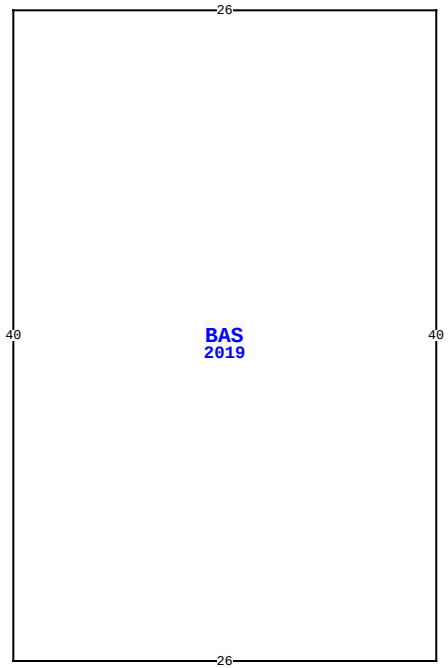
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	19,968
TOTALS	1,040		1,040	19,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	20.00	20,800	2019	2019	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



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GRANTOR: PETERSON JAMIE THERES						
GRANTEE: STALEY RICHARD & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 S40 E26 N40$.

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

REVIEW DATE 06/25/2024 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS