

PT NW1/4 IN OR 2118/29
(EX PT IN OR 1491/1506, OR 2256/
OR 2544/245, OR 2676/1904)

WIGHTMAN MARK & JANNETTE
9823 SIERRA GATEWAY
BRYCEVILLE, FL 32009

2024

17-1S-23-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

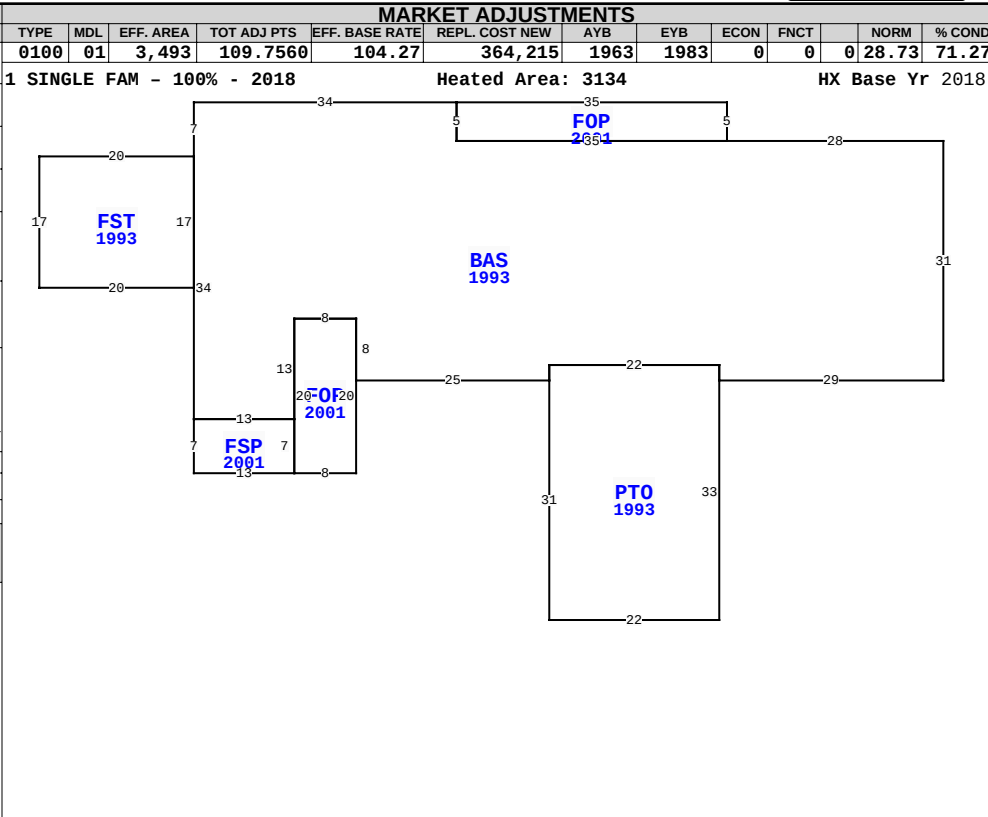
MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,134	100	3,134	232,898
FOP	160	30	48	3,567
FOP	175	30	52	3,864
FSP	91	40	36	2,675
FST	340	55	187	13,896
PTO	726	5	36	2,675

TOTALS	4,626		3,493	259,576
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,928.00	SF	4.00
3	0200	BARN WD 0-	0	100	33	53	1,749.00	SF	15.00
4	1242	WD DECK A	0	100	0	0	144.00	SF	10.00
6	0680	POLE SHED	1	100	18	12	216.00	SF	10.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2024
INC DATE		AG DATE	03/22/2024

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1970	1970	3	21	1,620	
100	1950	1950	3	20	5,247	
100	1985	1985	3	20	288	
100	2024	2018		87	1,879	

LAND DESCRIPTION										TOTAL OB/XF							9,034		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL		
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00			
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	370.00	370.00			
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	16.81	AC		1.00	1.00	1.00	225.00	225.00			
4	009530	C	POND	100		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	2,500.00	2,500.00			
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	42.63	AC		1.00	1.00	1.00	8,000.00	8,000.00	:		

REVIEW DATE	03/22/2024	BY	DC	Total Acres:	44.63	Total Land Value:	77,212	Market:	341,040	Agricultural:	12,662	Common:	64,550
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NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				273,458		
TOTAL MARKET OB/XF VALUE				9,034		
TOTAL LAND VALUE - MARKET				405,590		
TOTAL MARKET VALUE				359,704		
SOH/AGL Deduction				235,362		
ASSESSED VALUE				124,342		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				74,342		
TOTAL JUST VALUE				688,082		
NCON VALUE				1,879		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				601,238		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94381	MH MOVE-ON	45,000	02/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2118/0029	5/02/2017	WD	Q	I	01	210,000	
GRANTOR: COLLINS RALPH W							
GRANTEE: WIGHTMAN MARK & JAN							
2118/0026	5/02/2017	WD	U	I	11	100	
GRANTOR: BARNES REBECCA EVON A							
GRANTEE: COLLINS RALPH W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W28 FOP=[YR=2001] N5 W35 S5 E35 \$ W35 N5 W34 S7 FST=[YR=1993] W20 S17 E20 N17 \$ S34 FSP=[YR=2001] S7 E13 FOP=[YR=2001] E8 N20 W8 S20 \$ N7 W13 \$ E13 N13 E8 S8 E25 PTO=[YR=1993] S31 E22 N33 W22 S2 \$ N2 E22 S2 E29 N31 \$.									

[illegible]