

BRADBERRY JEANINE B & MATTHEW L
1000 SIERRA ANNEX
BRYCEVILLE, FL 32009

17-1S-23-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100		0800	02	2,280	116.8000	87.60	199,728	2009	2009		0	0	36.00	64.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 1992										Heated Area: 2280					HX Base Yr 1992					Tax Group: 6					Tax Dist:								
Roof Cover		03	COMP SHNGL 100		76 30 30 76 BAS 2009										BUILDING MARKET VALUE					127,826																		
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE					12,497																		
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET					204,840																		
Interior Floo		08	SHT VINYL 30												TOTAL MARKET VALUE					217,361																		
Air Condition		03	CENTRAL 100												SOH/AGL Deduction					72,058																		
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE					145,303																		
Bedrooms			3 100												TOTAL EXEMPTION VALUE					HX HB DX 55,000																		
Bathrooms			2 100												BASE TAXABLE VALUE					90,303																		
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE					345,163																		
Stories															NCON VALUE					0																		
Units		1.	1. 100		INCOME VALUE																																	
BUD8 Adjustme		06	DIST 1D 100		PREVIOUS YEAR MKT VALUE					340,991																												
Quality		03	Quality Level 03																																			
DOR CODE		5000	IMPROVED 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	2,280	100	2,280	127,826																																		
TOTALS					2,280		2,280	127,826						BLD DATE										LGL DATE					06/15/2023					MLU				
EXTRA FEATURES					1000 SIERRA ANX, BRYCEVILLE										XF DATE					LAND DATE					AG DATE													
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255																							
2	0680	POLE SHED	0 100	40	30	1,200.00	SF	10.00	10.00	100	2009	2009	3	56	6,720																							
3	0300	BOAT DCK W	0 100	30	6	180.00	SF	20.00	20.00	100	2000	2000	3	28	1,008																							
4	1242	WD DECK A	0 100	22	8	176.00	SF	10.00	10.00	100	2019	2019	3	86	1,514																							
LAND DESCRIPTION										TOTAL OB/XF										12,497																		
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																					
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	6.86	AC		1.00	1.00	1.00	370.00	370.00	2,538																					
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500																					
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.86	AC		1.00	1.00	1.00	19,000.00	19,000.00	130,340																					
REVIEW DATE		03/09/2020		BY	TWA		Total Acres: 11.86		Total Land Value: 77,038		Market: 130,340		Agricultural: 2,538		Common: 74,500		PRINTED 08/06/2024 BY SYS																					