PT E1/2 OF NW1/4
L/E IN OR 802/1206
R673639 & R673640

YATES SHERYL EST/GERALD SOPKOWIAK ET AL
1168 WINDRIDGE LANE
BRYCEVILLE, FL 32009

2024

17-1S-23-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

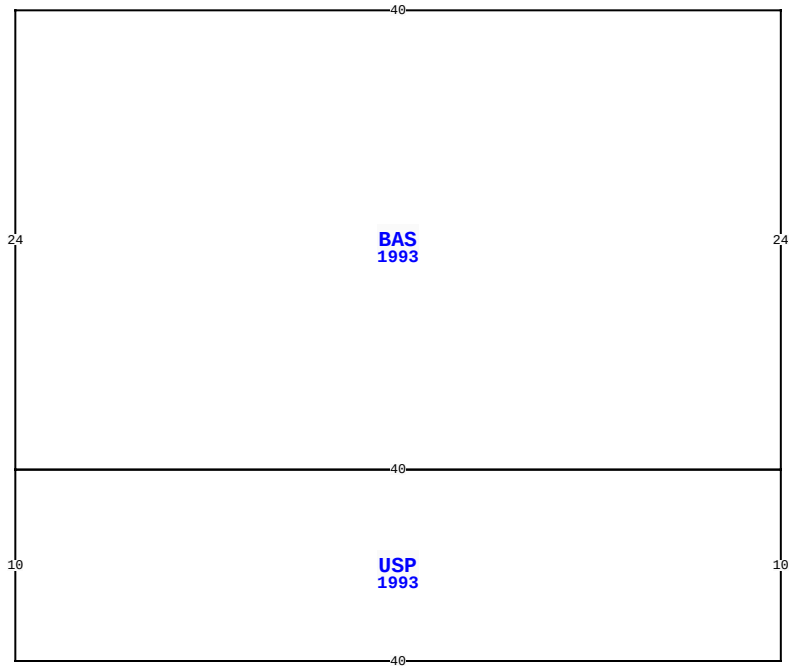
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	23,708
USP	400	50	200	4,939
TOTALS	1,360		1,160	28,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,160	117.6000	82.32	95,491	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr



1168 WINDRIDGE LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,217
TOTAL MARKET OB/XF VALUE	17,855
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	134,072
SOH/AGL Deduction	39,504
ASSESSED VALUE	94,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,568
TOTAL JUST VALUE	134,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E941031	CHNGE SRVC	425	10/01/1994
3250	GARAGE	8,547	01/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0802/1206	8/11/1997	QC	U	I	18	37,000
GRANTOR: SOPKOWIAK AMBROSE & M						
GRANTEE: YATES SHERYL ETAL						
0337/0418	5/01/1981	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 USP=[YR=1993] S10 E40 N10 W40 $ E40 N24 $.

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	0810	CONCRETE A	0	0	21	20	420.00	SF	6.50	6.50	100	1987	1987	3	52	1,420	
2	0511	GARAGE CB-	0	0	28	28	784.00	SF	40.00	40.00	100	1987	1987	3	52	16,307	
3	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1986	1986	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 17,855

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	000102	C	SFR/MH	0	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 01/14/2021 BY WWA 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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L/E IN OR 802/1206
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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

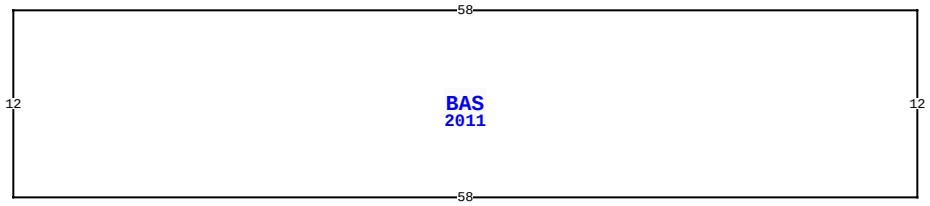
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	696	12,570
TOTALS	696		696	12,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	696	86.0000	60.20	41,899	1970	1970	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 696 HX Base Yr



1168 WINDRIDGE LN, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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ASSESSED VALUE	94,568
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	134,072
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SOPKOWIAK AMBROSE & M						
GRANTEE: YATES SHERYL ETAL						
0337/0418	5/01/1981	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W58 S12 E58 N12$.

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 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS