LOT 22
IN OR 748 PG 486
R497964 & R497965

BROWN WALLACE R & BETTY A
8989 OLD WIRE RD
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

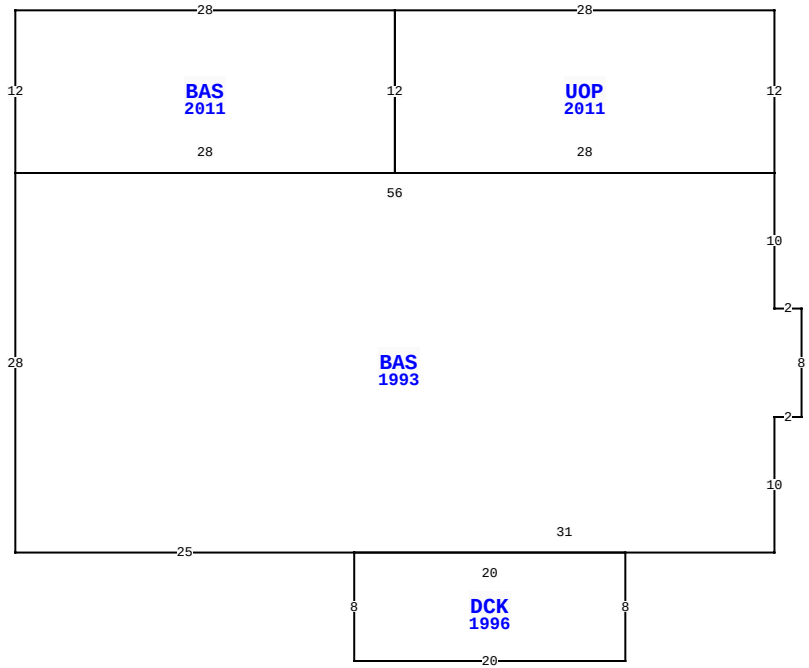
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	41,114
BAS	336	100	336	8,721
DCK	160	15	24	623
UOP	336	25	84	2,180
TOTALS	2,416		2,028	52,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,028	123.6000	86.52	175,463	1988	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1920 HX Base Yr 1997



8989 OLD WIRE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		52,639
TOTAL MARKET OB/XF VALUE		2,336
TOTAL LAND VALUE - MARKET		68,340
TOTAL MARKET VALUE		123,315
SOH/AGL Deduction		73,070
ASSESSED VALUE		50,245
TOTAL EXEMPTION VALUE	HX HB	25,245
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8850	MH MOVE-ON	55,000	03/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0748/0486	1/09/1996	N/A	Q	I		54,900
GRANTOR: ALTMAN PAUL W & MARY						
GRANTEE: BROWN WALLACE & BET						
0656/0102	4/28/1992	WD	Q	V		14,800
GRANTOR: STOKES-NASSAU INC						
GRANTEE: ALTMAN PAUL & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2011] W28 BAS=[YR=2011] W28 S12 BAS=[YR=1993] S28 E25 DCK=[YR=1996] S8 E20 N8 W20 $ E31 N10 E2 N8 W2 N10 W56$ E28 N12$ S12 E28 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1993	1993	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 2,336

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	100	0006	OR	0.00	0.00	2.68	AC		1.00	1.00	0.85	30,000.00	25,500.00	68,340							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.68 Total Land Value: 68,340 Market: 0 Agricultural: 0 Common: 68,340 PRINTED 08/06/2024 BY SYS