

LEONI RICHARD J/PARROTT WANDA F EST
8977 OLD WIRE RD
BRYCEVILLE, FL 32009

17-1S-23-0270-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6									
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		25		MOD METAL 100		0820		02		924		99.2000		69.44		64,163		1987		1987		0		0		0 70.00		30.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		1		M/H 93-		- 50% - 0						Heated Area: 924														Tax Group: 6										Tax Dist:									
Roof Cover		05		COMP SHNGL 100																										BUILDING MARKET VALUE										31,007									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										3,488									
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET										73,500									
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE										107,995									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										36,687									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										71,308									
Bedrooms				2 100																										TOTAL EXEMPTION VALUE										24,110									
Bathrooms				2 100																										BASE TAXABLE VALUE										47,198									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										107,995									
Stories		1.		1. 100																										NCON VALUE										0									
Units				0 100																										INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE										107,047									
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		924		100		924		19,249																																									
TOTALS		924		924		19,249																																											
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																			
1		0500		FP-PRE FAB		0 50 0 0		1.00		UT		3,500.00		3,500.00		100		1987		1987		3		62		2,170																							
2		0810		CONCRETE A		0 50 14 4		56.00		SF		6.50		6.50		100		1993		1993		3		66		240																							
3		1242		WD DECK A		0 50 0 0		336.00		SF		10.00		10.00		100		2000		2000		3		20		672																							
4		0479		VF PICKET		0 50 0 0		78.00		LF		10.00		10.00		100		2000		2000		3		52		406																							

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