LOT 40
IN OR 1163/1664
R583249 & R583250 & R583251

WINBORNE LISA
8952 PINE OAK HAMMOCK ROAD
BRYCEVILLE, FL 32009

2024

17-1S-23-0270-0040-0000

BUILDING CHARACTERISTICS

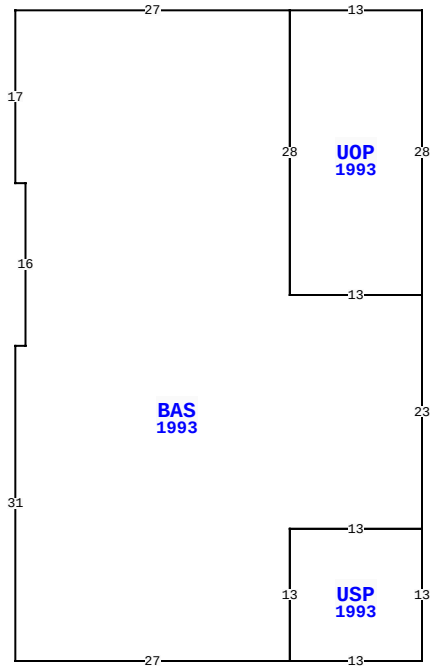
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,011	100	2,011	87,123
UOP	364	25	91	3,943
USP	169	50	84	3,639
TOTALS	2,544		2,186	94,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,186	147.3600	103.15	225,486	1993	1998	0	0	0	58.00	42.00

1 M/H 93- – 100% - 0 Heated Area: 2011 HX Base Yr



8952 PINE OAK HAMMOCK LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,704
TOTAL MARKET OB/XF VALUE		20,321
TOTAL LAND VALUE - MARKET		87,300
TOTAL MARKET VALUE		202,325
SOH/AGL Deduction		120,979
ASSESSED VALUE		81,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,346
TOTAL JUST VALUE		202,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603223	SWIM POOL	13,989	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/1664	8/20/2003	WD	U	I	01	100
GRANTOR: ROBINSON MARK T						
GRANTEE: WINBORNE LISA						
0668/1791	10/26/1992	WD	Q	V		16,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: ROBINSON MARK & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 BAS=[YR=1993] W27 S17 E1 S16 W1 S31 E27
USP=[YR=1993] E13 N13 W13 S13$ N13 E13 N23 W13 N28$ S28 E13
N28$.

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	1993	1993	3	74	2,590	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	
3	0861	POOL GUNIT	0	100	20	32	640.00	SF	85.00	85.00	100	1996	1996	3	20	10,880	
4	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	1996	1996	3	72	3,393	
5	0350	CARPORT WD	0	100	20	22	440.00	SF	8.58	8.58	100	2019	2019	3	86	3,247	

LAND DESCRIPTION

TOTAL OB/XF 20,321

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	2.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,300							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 2.91 Total Land Value: 87,300 Market: 0 Agricultural: 0 Common: 87,300 PRINTED 08/06/2024 BY SYS