E1/2 OF W1/2 OF GOV LOT 8
IN OR 1965/219

WADLEIGH NANCY E & BRUCE S
13149 RAIN SHADOW PL
BRYCEVILLE, FL 32009

2024

20-1N-23-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

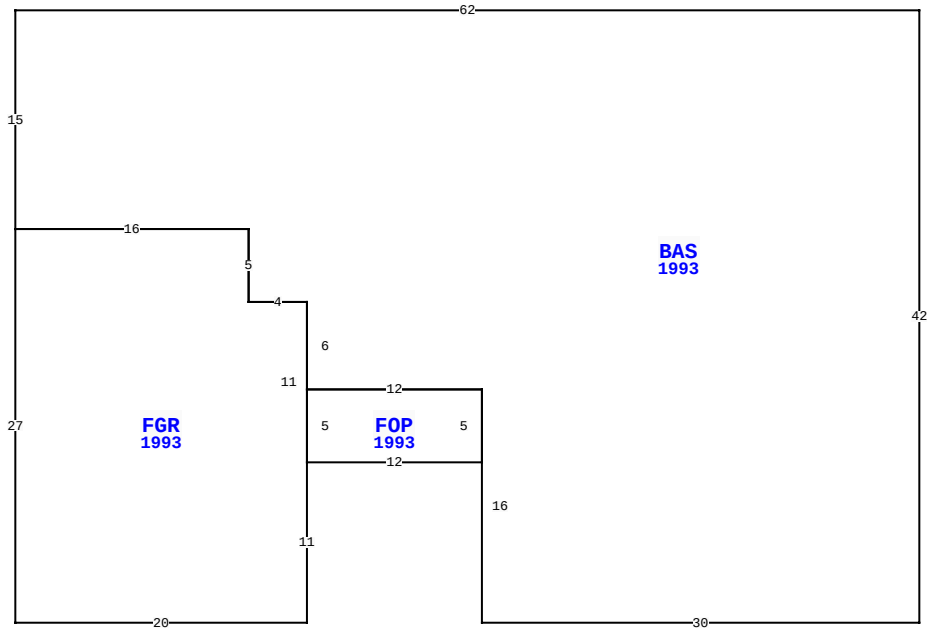
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1,892	158,481
FGR	520	55	286	23,956
FOP	60	30	18	1,508
TOTALS	2,472		2,196	183,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	106.2320	100.92	221,620	1989	1989	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1892 HX Base Yr 2017



13149 RAIN SHADOW PL, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,197
TOTAL MARKET OB/XF VALUE		20,774
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		455,971
SOH/AGL Deduction		250,771
ASSESSED VALUE		205,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,200
TOTAL JUST VALUE		455,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007143	CARPORT	2,865	05/01/2000
2970	H/AC	2,800	04/04/1989
5813	NEW CONSTR	2,500	04/03/1989
3422	NEW CONSTR	0	03/03/1989
5561	XFOB	48,000	03/02/1989
5555	NEW CONSTR	73,200	02/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0219	2/26/2015	SW	U	I	12	172,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WADLEIGH NANCY E &						
1965/0218	2/20/2015	QC	U	I	11	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME MORTGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S15 FGR=[YR=1993] S27 E20 N11 FOP=[YR=1993] E12 N5 W12 S5$ N11 W4 N5 W16$ E16 S5 E4 S6 E12 S16 E30 N42$.

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	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,547	
3	0810	CONCRETE A	0	100	21	20	420.00	SF	6.50	6.50	100	2000	2000	3	79	2,157	
4	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	1995	1995	3	23	2,760	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 20,774

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS

E1/2 OF W1/2 OF GOV LOT 8
IN OR 1965/219

WADLEIGH NANCY E & BRUCE S
13149 RAIN SHADOW PL
BRYCEVILLE, FL 32009

2024

20-1N-23-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

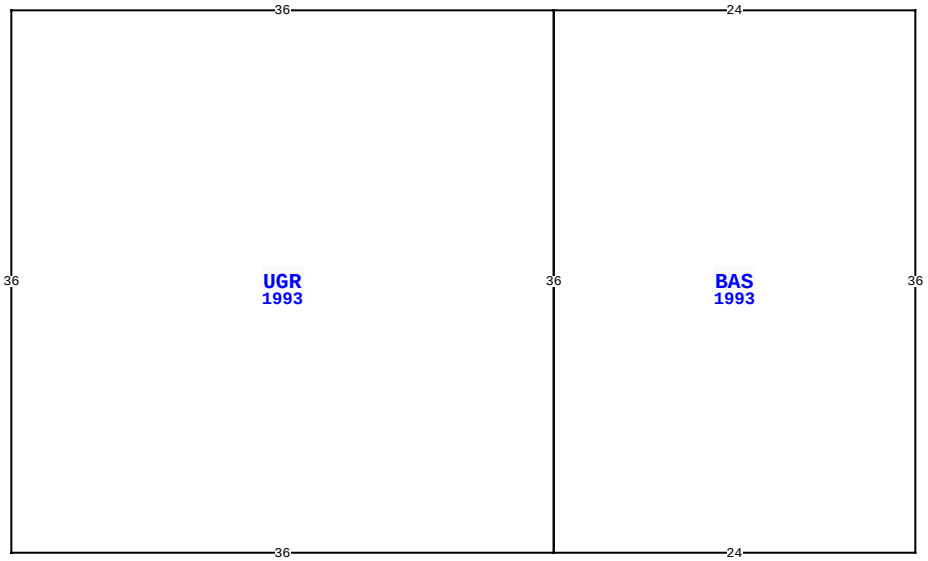
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	36,573
UGR	1,296	45	583	24,678
TOTALS	2,160		1,447	61,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,447	102.0000	51.00	73,797	1989	1989	0	0	0	17.00	83.00

2 ACCESORY U – 100% - 2017 Heated Area: 864 HX Base Yr 2017



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

13149 RAIN SHADOW PL, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,197
TOTAL MARKET OB/XF VALUE		20,774
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		455,971
SOH/AGL Deduction		250,771
ASSESSED VALUE		205,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		155,200
TOTAL JUST VALUE		455,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1965/0219	2/26/2015	SW	U	I	12	172,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: WADLEIGH NANCY E &						
1965/0218	2/20/2015	QC	U	I	11	100
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: FEDERAL HOME MORTGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UGR=[YR=1993] W36 S36 E36 N36$ S36 E24 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/30/2020 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 08/06/2024 BY SYS