

PT OF SEC 28-1N-24E  
IN OR 2108/495 & OR 2155/787 &  
OR 2155/792

GUNNELL PETER B & KELLY L  
8704 HARPER CROSSING PLACE  
BRYCEVILLE, FL 32009

2024

28-1N-24-0000-0001-0140



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,398            | 100         | 2,398        | 275,213              |
| FCP       | 672              | 25          | 168          | 19,281               |
| FOP       | 84               | 30          | 25           | 2,869                |
| FOP       | 224              | 30          | 67           | 7,689                |
| TOTALS    | 3,378            |             | 2,658        | 305,053              |

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 |       |
| 2              | 0861       | POOL GUNIT  | 0 100   | 29 | 15 | 435.00   | SF | 85.00    |       |
| 3              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,120.00 | SF | 4.00     |       |
| 4              | 0462       | ST/AL FNC   | 0 100   | 0  | 0  | 416.00   | SF | 10.00    |       |
| 5              | 0463       | FENCE GATE  | 0 100   | 0  | 0  | 2.00     | UT | 300.00   |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 2.00        |
| 2                | 005401   | A   | TIMB2-1 SI           | 0   | 0007 | OR       | 0.00  | 0.00  | 15.75       |
| 3                | 009910   | M   | MKT.VAL.AG           | 0   |      | OR       | 0.00  | 0.00  | 15.75       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900               | 01  | 2,658     | 107.0688    | 133.84         | 355,747        | 2004 | 2004 | 0    | 0    | 14.25 | 85.75  |

1 SNGL FAM - 100% - 2018

Heated Area: 2398

HX Base Yr 2018

Diagram showing building footprints (BAS 2004, FOP 2004) and dimensions. The main footprint (BAS 2004) is 48' wide and 38' deep. The smaller footprint (FOP 2004) is 13' wide and 9' deep. The rectangular footprint (FOP 2004) is 32' wide and 7' deep. The lot dimensions are 6' (top left), 13' (top left), 48' (top), 38' (right), 17' (bottom left), 5' (bottom left), 32' (bottom left), 7' (bottom right), 18' (bottom right), 24' (bottom right), 28' (right), and 24' (bottom right).

| BLD DATE | LGL DATE   |
|----------|------------|
|          | 06/13/2023 |

| TOTAL OB/XF 23,933 |            |             |          |           |         |            |     |          |                |           |         |             |   |
|--------------------|------------|-------------|----------|-----------|---------|------------|-----|----------|----------------|-----------|---------|-------------|---|
| BLD DATE           | XF DATE    | INC DATE    | LGL DATE | LAND DATE | AG DATE | 06/13/2023 | MLU |          |                |           |         |             |   |
| L N                | OB/XF CODE | DESCRIPTION | BLD CAP  | L         | W       | UNITS      | UT  | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1                  | 0500       | FP-PRE FAB  | 0 100    | 0         | 0       | 1.00       | UT  | 3,500.00 | 3,500.00       | 100       | 2004    | 2004        | 3 |
| 2                  | 0861       | POOL GUNIT  | 0 100    | 29        | 15      | 435.00     | SF  | 85.00    | 85.00          | 100       | 2004    | 2004        | 3 |
| 3                  | 0812       | CONCRETE C  | 0 100    | 0         | 0       | 1,120.00   | SF  | 4.00     | 4.00           | 100       | 2004    | 2004        | 3 |
| 4                  | 0462       | ST/AL FNC   | 0 100    | 0         | 0       | 416.00     | SF  | 10.00    | 10.00          | 100       | 2015    | 2015        | 3 |
| 5                  | 0463       | FENCE GATE  | 0 100    | 0         | 0       | 2.00       | UT  | 300.00   | 300.00         | 100       | 2015    | 2015        | 3 |

| TOTAL OB/XF 23,933 |          |     |                      |     |      |          |       |       |             |           |     |          |        |
|--------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND |
| 1                  | 005000   | C   | RURAL HOME           | 100 | 0007 | OR       | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   |
| 2                  | 005401   | A   | TIMB2-1 SI           | 0   | 0007 | OR       | 0.00  | 0.00  | 15.75       | AC        |     | 1.00     | 1.00   |
| 3                  | 009910   | M   | MKT.VAL.AG           | 0   |      | OR       | 0.00  | 0.00  | 15.75       | AC        |     | 1.00     | 1.00   |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
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| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 6              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 387,421   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 23,933    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 296,250   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 483,875   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 125,555   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 358,320   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 308,320   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 707,604   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 698,012   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0413420   | GARAGE      | 51,480  | 01/07/2004 |
| P0363661   | CARPORT     | 10,080  | 01/05/2003 |
| AP036366   | NEW CONSTR  | 156,280 | 01/05/2003 |

| SALES DATA                    |            |              |        |        |           |               |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2155/0792                     | 10/31/2017 | WD           | Q      | V      | 03        | 70,000        |  |
| GRANTOR: CHESTNEY SUSAN ANITA |            |              |        |        |           |               |  |
| GRANTEE: GUNNELL PETER B & K  |            |              |        |        |           |               |  |
| 2155/0787                     | 10/25/2017 | WD           | U      | V      | 30        | 3,800         |  |
| GRANTOR: GUNNELL JANE T       |            |              |        |        |           |               |  |
| GRANTEE: GUNNELL PETER B & K  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2004] W48 FOP=[YR=2004] W13 S8 E9 N5 E4 N3\$ S3 W4 S5 W9 N8 W6 S38 E17 FOP=[YR=2004] S5 E32 N7 W32 S2\$ N2 E32 S2 E18 N38\$ PTR=E15 FCP=[YR=2004] E24 S28 W24 N28\$ W15\$. |  |  |  |  |  |  |  |  |  |

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[illegible]

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