W165 FT OF E495 FT OF
N1/2 OF NW1/4
IN OR 2442/1473

MATHIES SAMUEL & TRACI
8059 CABOOSE LN
BRYCEVILLE, FL 32009

2024

29-1S-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

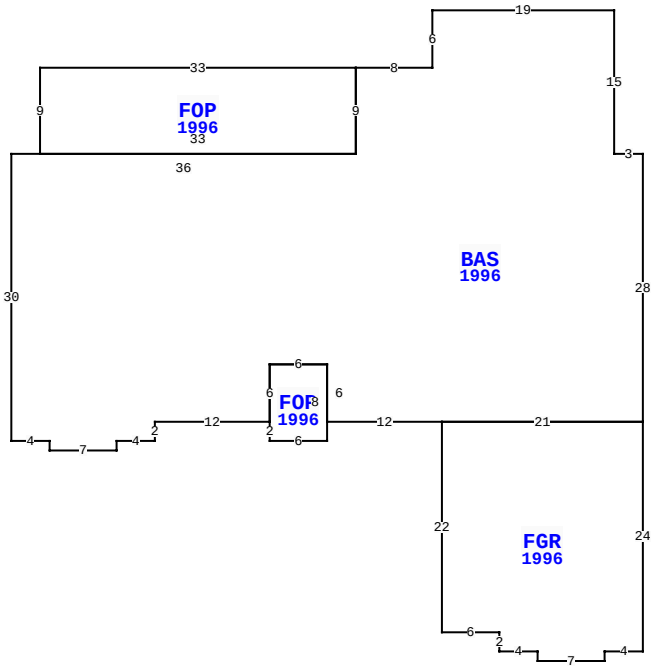
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,206	100	2,206	319,279
FGR	499	55	274	39,657
FOP	48	30	14	2,027
FOP	297	30	89	12,881
TOTALS	3,050		2,583	373,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	123.1776	153.97	397,705	1996	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 2206 HX Base Yr 2022



8059 CABOOSE LN, 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		373,843
TOTAL MARKET OB/XF VALUE		16,082
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		484,925
SOH/AGL Deduction		142,696
ASSESSED VALUE		342,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,229
TOTAL JUST VALUE		484,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502443	NEW CONSTR	111,380	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1473	3/12/2021	WD	Q	I	01	435,900
GRANTOR: POWELL BONNIE H						
GRANTEE: MATHIES SAMUEL & TR						
1194/0905	12/10/2003	WD	Q	I		228,000
GRANTOR: MIMS BYRON DWAYNE & L						
GRANTEE: POWELL BONNIE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 S6 W8 FOP=[YR=1996] W33 S9 E33 N9 $ S9 W36 S30 E4 S1 E7 N1 E4 N2 E12 FOP=[YR=1996] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1996] S22 E6 S2 E4 S1 E7 N1 E4 N24 W21 $ E21 N28 W3 N15 $.

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	0812	CONCRETE C	0	100	0	0	2,360.00	SF	4.00	4.00	100	1987	1987	3	52	4,909	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0811	CONCRETE B	0	100	0	0	579.00	SF	5.20	5.20	100	1996	1996	3	72	2,168	
5	0681	POLE SHED	0	100	0	0	1,300.00	SF	15.00	15.00	100	2003	2003	3	32	6,240	

LAND DESCRIPTION

TOTAL OB/XF 16,082

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS