PT SEC 33-1N-24E
IN OR 649/179 & OR 1780/103
ESMT PT OR 1519/1903

THOMAS STEPHEN W & KIMBERLY A
8601 THOMAS TRAILS ROAD
BRYCEVILLE, FL 32009

**2024**

**33-1N-24-0000-0001-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

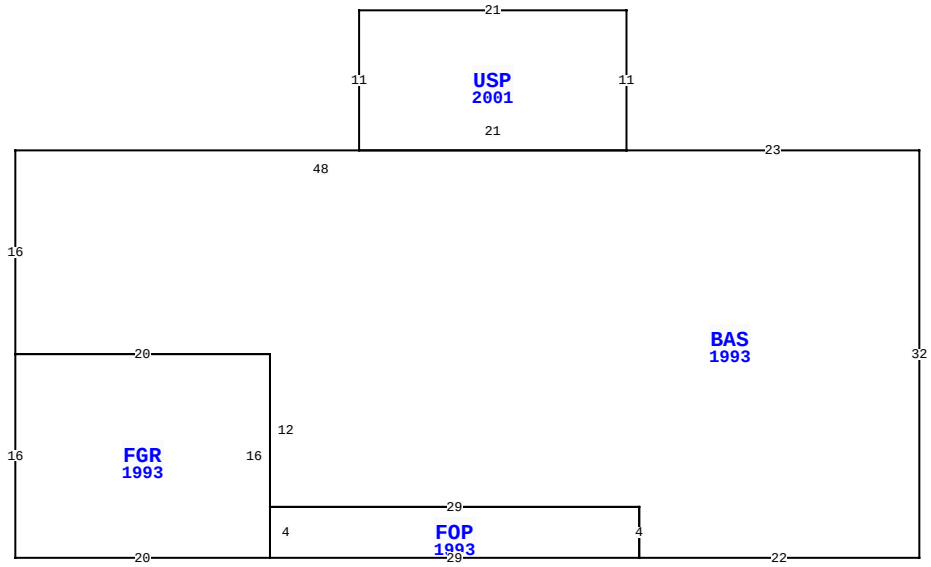
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,836 | 100 | 1,836 | 174,344 |
| FGR | 320 | 55 | 176 | 16,712 |
| FOP | 116 | 30 | 35 | 3,323 |
| USP | 231 | 30 | 69 | 6,552 |
| TOTALS | 2,503 | | 2,116 | 200,932 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,116 | 95.2560 | 119.07 | 251,952 | 1991 | 1996 | 0 | 0 | 0 | 20.25 | 79.75 |

1 SNGL FAM – 100% - 0 Heated Area: 1836 HX Base Yr




8601 THOMAS TRAILS RD, BRYCEVILLE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 200,932 |
| TOTAL MARKET OB/XF VALUE | | 10,555 |
| TOTAL LAND VALUE - MARKET | | 334,000 |
| TOTAL MARKET VALUE | | 262,522 |
| SOH/AGL Deduction | | 130,049 |
| ASSESSED VALUE | | 132,473 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 77,473 |
| TOTAL JUST VALUE | | 545,487 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 537,366 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19012207 | REPAIR/RRF | 10,400 | 11/26/2019 |
| 7556 | NEW CONSTR | 74,550 | 10/01/1991 |
| 8530 | MH MOVE-ON | 8,000 | 05/06/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0649/0179 | 2/14/1992 | WD | U | V | 01 | 100 |

GRANTOR: THOMAS CHARLES & L E

GRANTEE: THOMAS STEPHEN & KI

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=2001] N11 W21 S11 E21$ W48 S16 FGR=[YR=1993] S16 E20 FOP=[YR=1993] E29 N4 W29 S4$ N16 W20$ E20 S12 E29 S4 E22 N32$.

## 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 | 1991 | 1991 | 3 | 70 | 2,450 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 423.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 1,705 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 32 | 20 | 640.00 | SF | 35.00 | 35.00 | 100 | 1992 | 1992 | 3 | 20 | 4,480 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 32 | 10 | 320.00 | SF | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 20 | 960 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 32 | 10 | 320.00 | SF | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 20 | 960 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,555

| 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 | 005000 | C | RURAL HOME | 100 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005010 | A | SVCE ACRGE | 0 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |
| 3 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 37.00 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 20,535 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 38.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 304,000 | | | | | | | |

REVIEW DATE 02/23/2021 BY TWX Total Acres: 39.00 Total Land Value: 51,035 Market: 304,000 Agricultural: 21,035 Common: 30,000 PRINTED 08/06/2024 BY SYS