PT W1/2 OF NE1/4 OF
SEC 33-1N-24E IN 649/185 &
OR 1780/106 & ESMT IN

INGALLS JOHN M JR & MARILYN S
8538 THOMAS TRAILS
BRYCEVILLE, FL 32009

2024

33-1N-24-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

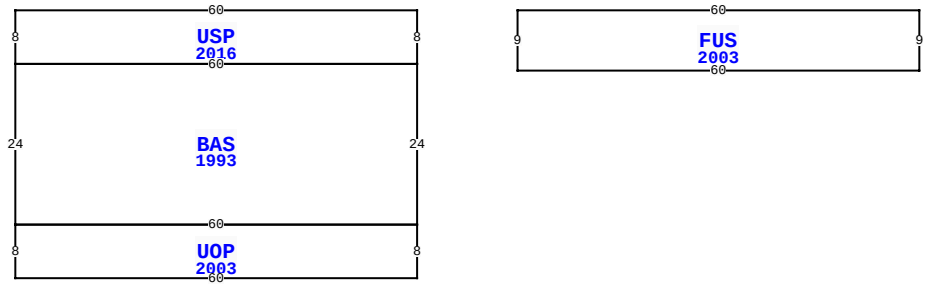
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	34,958
FUS	540	100	540	13,109
UOP	480	25	120	2,913
USP	480	50	240	5,826
TOTALS	2,940		2,340	56,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,340	115.6000	80.92	189,353	1974	1979	0	0	0	70.00	30.00

2 M/H 93- – 100% - 0 Heated Area: 1980 HX Base Yr



8538 THOMAS TRL, 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		56,806
TOTAL MARKET OB/XF VALUE		7,196
TOTAL LAND VALUE - MARKET		169,510
TOTAL MARKET VALUE		102,778
SOH/AGL Deduction		50,791
ASSESSED VALUE		51,987
TOTAL EXEMPTION VALUE	HX HB	26,987
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		233,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94499	MH MOVE-ON	7,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0649/0185	2/14/1992	WD	U	V	01	100

GRANTOR: THOMAS CHARLES & L E
GRANTEE: INGALLS JOHN JR & M

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W60 S8 BAS=[YR=1993] S24 UOP=[YR=2003] S8 E60 N8 W60 $ E60 N24 W60 $ E60 N8 $ PTR= E15 FUS=[YR=2003] E60 S9 W60 N9 $ W15 $.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1995	1995	3	23	4,637	
2	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	1995	1995	3	70	655	
3	0351	CARPORT MT	0	100	22	14	308.00	SF	6.60	6.60	100	2016	2016	3	74	1,504	
4	0749	M/H STORG	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1964	1964	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 7,196

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	15.93	AC		1.00	1.00	1.00	415.00	415.00	6,611							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	555.00	555.00	1,665							
4	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.93	AC		1.00	1.00	1.00	7,000.00	7,000.00	139,510							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 20.93 Total Land Value: 38,776 Market: 139,510 Agricultural: 8,776 Common: 30,000 PRINTED 08/06/2024 BY SYS