PT W1/2 OF NE1/4 OF
SEC 33-1N-24E IN OR 2089/597
& ESMT IN OR 1519/1903

INGALLS JOHN M III
8490 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

2024

33-1N-24-0000-0001-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

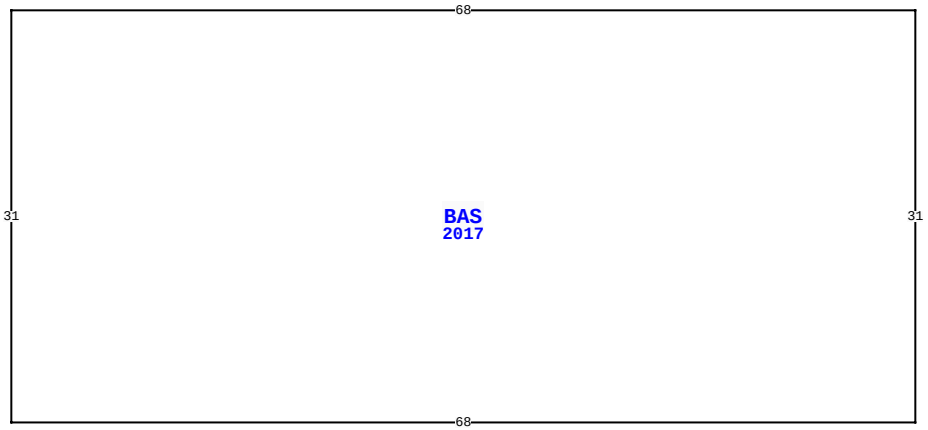
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	199,434
TOTALS	2,108		2,108	199,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	140.1600	105.12	221,593	2017	2017	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2024 Heated Area: 2108 HX Base Yr 2024



8490 THOMAS TRAILS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 DC
INC DATE		AG DATE	04/09/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,434
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		163,000
TOTAL MARKET VALUE		232,394
SOH/AGL Deduction		0
ASSESSED VALUE		232,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,394
TOTAL JUST VALUE		362,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004962	CO ISSUED	0	12/07/2017
17004962	MH MOVE-ON	0	08/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0597	12/15/2016	WD	U	V	30	100

GRANTOR: INGALLS JOHN M JR & M
GRANTEE: INGALLS JOHN M III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W68 S31 E68 N31$.

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
1	005000	C	RURAL HOME	100		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005601	A	TIMB2-3 SI	0		OR			5.00	AC		1.00	1.00	1.00	350.00	350.00	1,750							
3	006740	A	BEES	0		OR			2.00	AC		1.00	1.00	1.00	605.00	605.00	1,210							
4	009910	M	MKT.VAL.AG	0		OR			7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 04/09/2024 BY DC Total Acres: 8.00 Total Land Value: 32,960 Market: 133,000 Agricultural: 2,960 Common: 30,000 PRINTED 08/06/2024 BY SYS