PT GOVT LOTS 1 & 4 SEC 33-1S-23E
IN OR 2356/546 {R567580}
ESMT IN OR 2551-1792

THURNE CHRISTOPHER J
8035 WILDCAT WAY
BRYCEVILLE, FL 32009

2024

33-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

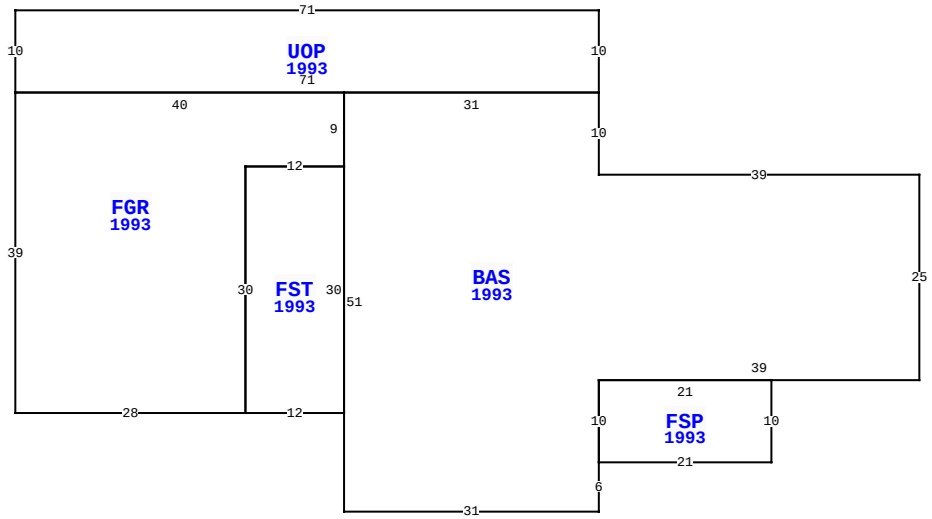
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,556	100	2,556	141,383
FGR	1,200	55	660	36,507
FSP	210	40	84	4,647
FST	360	55	198	10,952
UOP	710	20	142	7,854
TOTALS	5,036		3,640	201,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,640	98.1000	93.20	339,248	1960	1960	0	0	0	40.65	59.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2556 HX Base Yr 2023



8035 WILDCAT WAY, 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		215,018
TOTAL MARKET OB/XF VALUE		16,457
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		306,475
SOH/AGL Deduction		154,938
ASSESSED VALUE		151,537
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,537
TOTAL JUST VALUE		306,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008080	REMODEL	8,000	06/21/2021
20003925	REPAIR/RRF	7,500	05/08/2020
Z95442	NEW CONSTR	0	09/01/1995
MHU95855	MH MOVE-ON	0	03/03/1995
8605	GARAGE	85,000	01/11/1993
7817	MH MOVE-ON	3,500	05/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/0546	4/23/2020	TD	Q	I	02	92,500
GRANTOR: 8035 WILDCAT LAND TRU						
GRANTEE: THURNE CHRISTOPHER						
2042/0107	3/05/2016	WD	U	I	37	35,000
GRANTOR: BLUE CAPITAL HOLDINGS						
GRANTEE: 8035 WILDCAT LAND T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W39 N10 W31 S51 E31 N6 N10 E39 N25 $
FGR=[YR=1993;ORIG=-110,-10] S39 E28 N30 E12 N9 W40 $
UOP=[YR=1993;ORIG=-39,-10] N10 W71 S10 E71 $
FST=[YR=1993;ORIG=-82,29] E12 N30 W12 S30 $
FSP=[YR=1993;ORIG=-39,35] E21 N10 W21 S10 $
.

EXTRA FEATURES

L N	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	1976	1976	3	38	1,330	
2	0511	GARAGE CB-	0	100	12	30	360.00	SF	40.00	40.00	100	1960	1960	3	20	2,880	
3	0812	CONCRETE C	0	100	0	0	4,639.00	SF	4.00	4.00	100	1993	1993	3	66	12,247	

LAND DESCRIPTION

TOTAL OB/XF 16,457

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 10/13/2022 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 0
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Frame	03	MASONRY 100
Stories	1.	1. 100
BUD8 Adjustme		N/A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

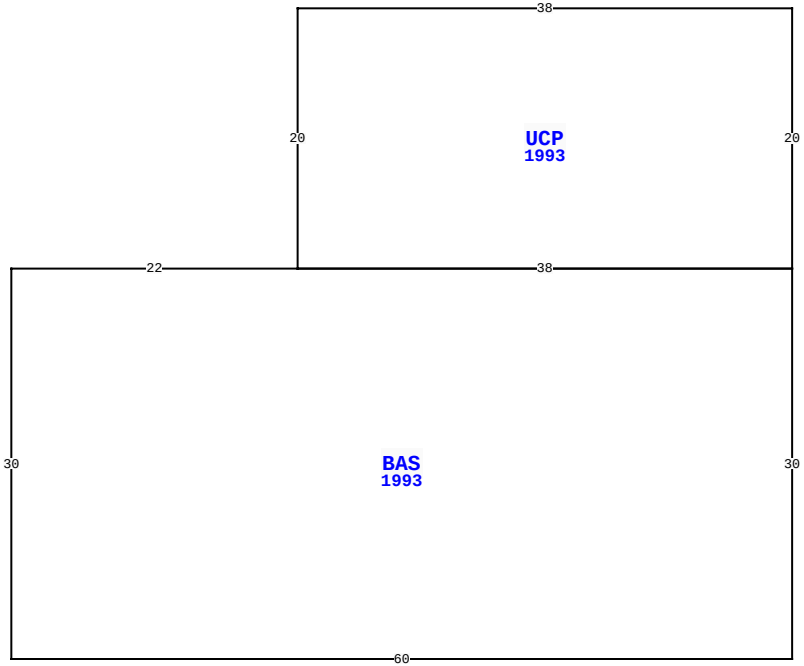
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	12,609
UCP	760	20	152	1,065
TOTALS	2,560		1,952	13,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,952	40.0330	14.01	27,348	1975	1975	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2023 Heated Area: 1800 HX Base Yr 2023



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TOTAL JUST VALUE		306,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7818	MH MOVE-ON	3,500	05/26/1989
7724	MH MOVE-ON	11,000	02/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: THURNE CHRISTOPHER						
2042/0107	3/05/2016	WD	U	I	37	35,000
GRANTOR: BLUE CAPITAL HOLDINGS						
GRANTEE: 8035 WILDCAT LAND T						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W38 S20 BAS=[YR=1993] W22 S30 E60 N30 W38$ E38 N20$.

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

REVIEW DATE 10/13/2022 BY WW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS