W1/2 OF NE1/4 OF SE1/4 OF
SE1/4 IN OR 2729/1041

GAHAFER JOYCE D L/E/
11539 BLACKWATER PLACE
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0010-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

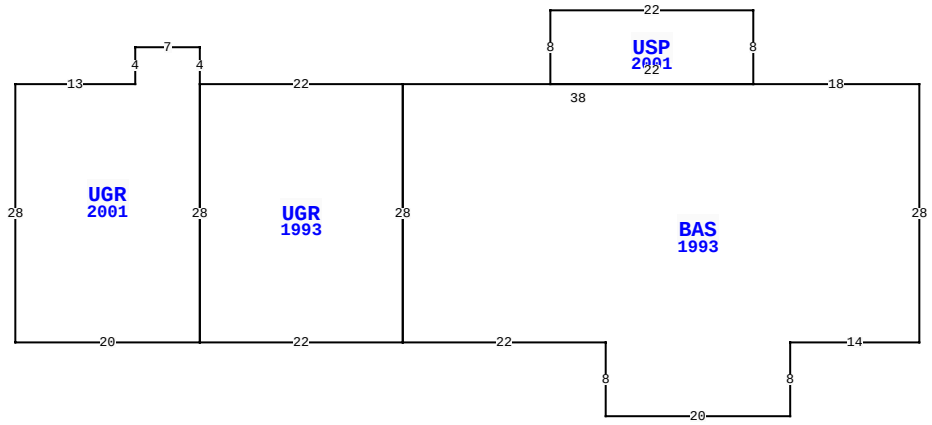
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	46,283
UGR	616	45	1993	277	7,419
UGR	588	45	2001	265	7,098
USP	176	50	2001	88	2,357
TOTALS	3,108			2,358	63,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,358	111.6000	89.28	210,522	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1728 HX Base Yr 2003



11539 BLACKWATER PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		105,450
TOTAL MARKET OB/XF VALUE		18,530
TOTAL LAND VALUE - MARKET		111,750
TOTAL MARKET VALUE		235,730
SOH/AGL Deduction		118,635
ASSESSED VALUE		117,095
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		56,373
TOTAL JUST VALUE		235,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1041	8/01/2024	QC	U	I	11	100
GRANTOR: GAHAFER JOYCE D						
GRANTEE: KANOBROSKI JOSEPH F						
1080/0886	9/11/2002	WD	Q	I		170,500
GRANTOR: BOYD BAILEY C & DORIS						
GRANTEE: GAHAFER MAURICE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 USP=[YR=2001] N8 W22 S8 E22$ W38
UGR=[YR=1993] W22 UGR=[YR=2001] N4 W7 S4 W13 S28 E20 N28$
S28 E22 N28$ S28 E22 S8 E20 N8 E14 N28$.

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	1984	1984	3	54	1,890	
2	0811	CONCRETE B	0	100	28	20	560.00	SF	5.20	5.20	100	1984	1984	3	41	1,194	
3	1242	WD DECK A	0	100	0	0	776.00	SF	10.00	10.00	100	1984	1984	3	20	1,552	
4	0300	BOAT DCK W	0	100	22	20	440.00	SF	40.00	40.00	100	1984	1984	3	20	3,520	
5	0681	POLE SHED	0	100	33	27	891.00	SF	11.25	11.25	100	1990	1990	3	20	2,005	
6	0510	GARAGE WD-	0	100	33	13	429.00	SF	26.95	26.95	100	1990	1990	3	20	2,312	
7	0350	CARPORT WD	0	100	48	16	768.00	SF	13.00	13.00	100	2000	2000	3	20	1,997	
8	0100	BAR-B-Q	0	100	0	0	1.00	UT	600.00	600.00	100	2002	2002	3	20	120	
9	0855	CONC PAVER	0	100	21	13	273.00	SF	10.00	10.00	100	2002	2002	3	80	2,184	
10	0810	CONCRETE A	0	100	19	18	342.00	SF	6.50	6.50	100	2001	2001	3	79	1,756	

LAND DESCRIPTION

TOTAL OB/XF 18,530

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	000100	C	RES	100	0007	OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,000							
2	009530	C	POND	100			0.00	0.00	1.50	AC		1.00	1.00	0.50	9,000.00	4,500.00	6,750							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 111,750 Market: 0 Agricultural: 0 Common: 111,750 PRINTED 07/30/2025 BY SYS

W1/2 OF NE1/4 OF SE1/4 OF
SE1/4 IN OR 2729/1041

GAHAFER JOYCE D L/E/
11539 BLACKWATER PLACE
BRYCEVILLE, FL 32009

2025

04-1S-24-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

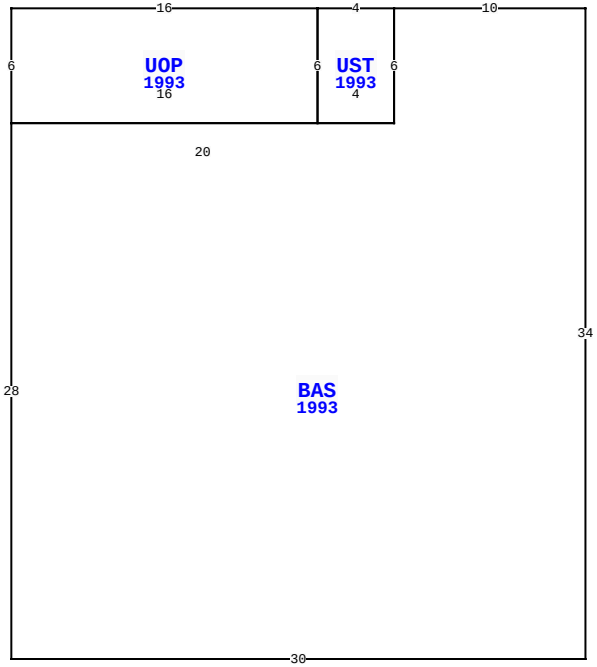
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	40,928
UOP	96	20	1993	19	864
UST	24	45	1993	11	500
TOTALS	1,020			930	42,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	930	104.3280	55.29	51,420	1982	1982	0	0	0	17.75	82.25

2 ACCESORY U – 100% - 2003 Heated Area: 900 HX Base Yr 2003



11539 BLACKWATER PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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GRANTEE: KANOBROSKI JOSEPH F						
1080/0886	9/11/2002	WD	Q	I		170,500
GRANTOR: BOYD BAILEY C & DORIS						
GRANTEE: GAHAFER MAURICE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UST=[YR=1993] W4 UOP=[YR=1993] W16 S6 E16 N6$ S6 E4 N6$ S6 W20 S28 E30 N34$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2022 BY TWA Total Acres: 5.00 Total Land Value: 111,750 Market: 0 Agricultural: 0 Common: 111,750 PRINTED 07/30/2025 BY SYS