

PT OF E1/2 OF NW1/4
IN OR 1557/1458

SHANNON CHARLES E & JANICE L
10843 ELLA AVE
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0180



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	08	WD ON PLY 60	0100	01	2,524	102.7200	102.72	259,265	1969	1983	0	0	29.00	71.00	VALUATION BY STANDARD														
Exterior Wall	19	COMMON BRK 40	1 SINGLE FAM - 100% - 0												Heated Area: 2112 HX Base Yr 1986														
Roof Structure	03	GABLE/HIP 100													Tax Group: 6 Tax Dist:														
Roof Cover	12	MODULAR MT 100													BUILDING MARKET VALUE 228,269														
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 17,441														
Interior Floor	14	CARPET 100													TOTAL LAND VALUE - MARKET 320,500														
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE 297,860														
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction 117,661														
Bedrooms		4 100													ASSESSED VALUE 180,199														
Bathrooms		2 100													TOTAL EXEMPTION VALUE HX HB 50,722														
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE 129,477														
Stories	1.	1. 100													TOTAL JUST VALUE 566,210														
Units		0 100	NCON VALUE 0																										
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 532,472																										
Quality			03	Quality Level 03																									
DOR CODE			5000 IMPROVED AG																										
MAP NUM			MKT AREA 09																										
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,200	100	1993	1,200	87,517																								
BAS	336	100	1994	336	24,505																								
BAS	576	100	2008	576	42,009																								
FOP	240	30	2016	72	5,251																								
UGR	756	45	1993	340	24,797																								
TOTALS			3,108		2,524	184,078																							
EXTRA FEATURES						10843 ELLA AVE, BRYCEVILLE																							
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	0680	POLE SHED	0 100	13	32	416.00	SF	10.00	10.00	100	1970	1970	3	20	832														
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540														
3	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1994	1994	3	66	1,373														
4	0810	CONCRETE A	0 100	18	18	324.00	SF	6.50	6.50	100	1997	1997	3	72	1,516														
5	0300	BOAT DCK W	0 100	0	0	190.00	SF	40.00	40.00	100	2015	2015	3	75	5,700														
6	0510	GARAGE WD-	0 100	18	10	180.00	SF	35.00	35.00	100	2015	2015	3	75	4,725														
7	0351	CARPORT MT	0 100	18	15	270.00	SF	10.00	10.00	100	2015	2015	3	65	1,755														
TOTAL OB/XF 17,441																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000												
2	006000	A	PASTURE - HA	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	370.00	370.00	4,810												
3	005600	A	TIMBER 3 N S	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	390.00	390.00	2,340												
4	009910	M	MARKET VALUE	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500												
REVIEW DATE 03/30/2020 BY TWA Total Acres: 20.00 Total Land Value: 52,150 Market: 275,500 Agricultural: 7,150 Common: 45,000 PRINTED 07/30/2025 BY SYS																													

SHANNON CHARLES E & JANICE L
10843 ELLA AVE
BRYCEVILLE, FL 32009

08-1S-23-0000-0002-0180

[illegible]