PT OF E1/2 OF NW1/4
IN OR 2366/1545
ESMT IN OR 2386-850

DAVIS SIERRA
10789 SHERI LN
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0310

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

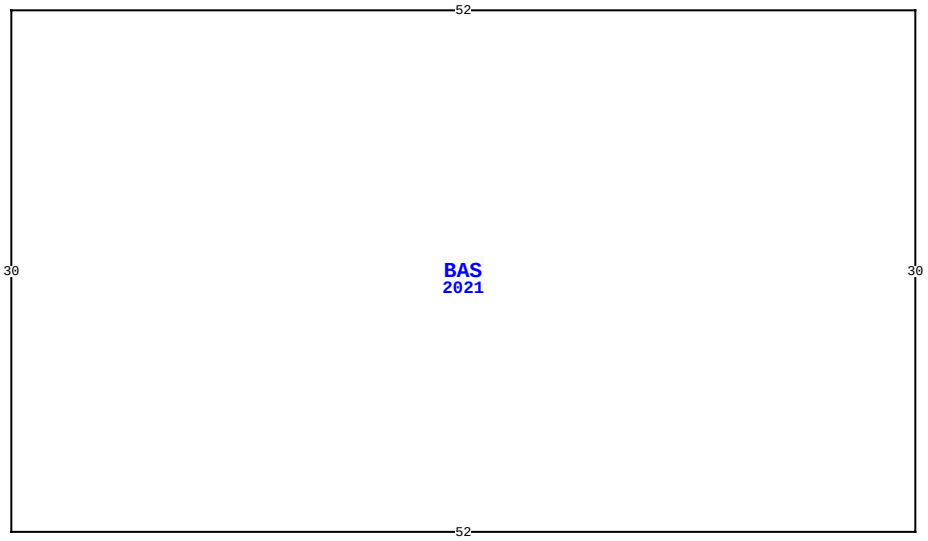
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2021	1,560	147,133
TOTALS	1,560			1,560	147,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.8000	99.28	154,877	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2024 Heated Area: 1560 HX Base Yr 2024



10789 SHERI LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,133
TOTAL MARKET OB/XF VALUE		7,118
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		248,751
SOH/AGL Deduction		23,963
ASSESSED VALUE		224,788
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		174,066
TOTAL JUST VALUE		248,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000026	CO ISSUED	0	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1545	6/06/2020	QC	U	I	11	100

GRANTOR: COWART DANIEL I & VIR
GRANTEE: DAVIS SIERRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S30 E52 N30$.

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	35	22	770.00	SF	35.00	35.00	100	1980	1980	3	20	5,390	
2	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1985	1985	3	20	864	
3	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2021	2021	3	90	864	

LAND DESCRIPTION

TOTAL OB/XF 7,118

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		OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	94,500							

REVIEW DATE 12/16/2021 BY TW Total Acres: 3.15 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS