

PT OR 1152/639
ESMT CANCEL PT OR 704/846
ESMT PT OR 1430/1314

PRINGLE SANDRA M
10731 LAWANA WAY
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0004-0010



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 1 6												
Exterior Wall	12	CEDAR 100		0100	01	3,043	123.2570	123.26	375,080	1978	1992	0	0	0	16.00	84.00	VALUATION BY STANDARD											
Roof Structur	07	GAMBREL 100		1 SINGLE FAM - 100% - 0												Heated Area: 2682												
Roof Cover	12	MODULAR MT 100		18												HX Base Yr 2003												
Interior Wall	05	DRYWALL 100		14												18												
Interior Floo	11	CLAY TILE 50		36												UOP 1993												
Interior Floo	14	CARPET 50		36												FUS 1993												
Air Condition	03	CENTRAL 100		36												FUS 1993												
Heating Type	04	AIR DUCTED 100		36												FUS 1993												
Bedrooms		3 100		36												FUS 1993												
Bathrooms		2 100		36												FUS 1993												
Frame	02	WOOD FRAME 100		36												FUS 1993												
Stories		2. 100		36												FUS 1993												
Units		0 100		36												FUS 1993												
BUD8 Adjustme	06	DIST 1D 100		36												FUS 1993												
Occupancy	00	NONE 100		36												FUS 1993												
Quality	06	Quality Level 06		36												FUS 1993												
DOR CODE	5000IMPROVED AG																											
MAP NUM																		09										
NEIGHBORHOOD/LOC	9001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS	1,008	100	1993	1,008	104,367																							
BAS	540	100	2010	540	55,910																							
BAS	576	100	2010	576	59,638																							
DCK	324	10	2010	32	3,313																							
FOP	90	30	2010	27	2,796																							
FOP	186	30	2010	56	5,799																							
FSP	504	40	2010	202	20,915																							
FUS	558	100	1993	558	57,774																							
UOP	108	20	1993	22	2,278																							
UOP	108	20	1993	22	2,278																							
TOTALS	4,002			3,043	315,067																							
EXTRA FEATURES					10731 LAWANA WAY, 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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400													
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400													
4	0479	VF PICKET	0 100	0	0	102.00	LF	10.00	10.00	100	2005	2005	3	64	653													
5	1242	WD DECK A	0 100	75	11	825.00	SF	10.00	10.00	100	2005	2005	3	22	1,815													
6	2700	QUONSET LW	0 100	0	0	1,056.00	SF	12.00	12.00	100	2012	2012	3	68	8,617													
TOTAL OB/XF 14,749																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000											
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	390.00	390.00	5,850											
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050											
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380											
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.10	14,500.00	15,950.00	303,050											
REVIEW DATE 03/10/2022 BY TWA																												
Total Acres: 20.00 Total Land Value: 52,280 Market: 303,050 Agricultural: 7,280 Common: 45,000 PRINTED 07/30/2025 BY SYS																												