PT OF SEC 7-1S-23E &
PT OF SEC 8-1S-23E
IN OR 2444/786

SHANNON CHAD E/SHANNON CHARLES E & JANICE O
10843 ELLA AVENUE
BRYCEVILLE, FL 32009

**2025**

**08-1S-23-0000-0004-0020**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

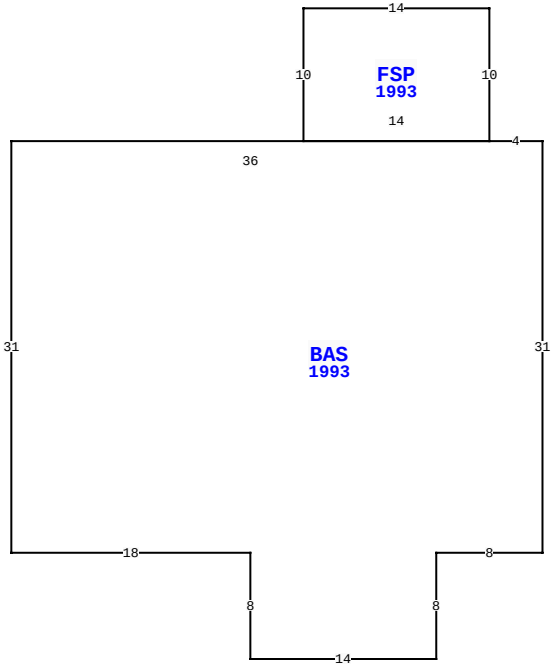
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,352 | 100 | 1993 | 1,352 | 99,601 |
| FSP | 140 | 40 | 1993 | 56 | 4,126 |
| TOTALS | 1,492 | | | 1,408 | 103,726 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,408 | 96.3040 | 96.30 | 135,590 | 1977 | 1977 | 0 | 0 | 0 | 23.50 | 76.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1352 HX Base Yr




1060 BRIE WAY, 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 | 103,726 |
| TOTAL MARKET OB/XF VALUE | 1,200 |
| TOTAL LAND VALUE - MARKET | 187,550 |
| TOTAL MARKET VALUE | 292,476 |
| SOH/AGL Deduction | 76,125 |
| ASSESSED VALUE | 216,351 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 216,351 |
| TOTAL JUST VALUE | 292,476 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 281,890 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/0786 | 3/12/2021 | WD | U | I | 11 | 100 |
| GRANTOR: SHANNON CHARLES E & J | | | | | | |
| GRANTEE: SHANNON CHAD E & CH | | | | | | |
| 2293/1586 | 7/26/2019 | QC | U | V | 11 | 100 |
| GRANTOR: BRYANT SHEAN | | | | | | |
| GRANTEE: SHANNON CHARLES EDW | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W4 FSP=[YR=1993] N10 W14 S10 E14$ W36 S31 E18 S8 E14 N8 E8 N31$ .

### 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 | 0200 | BARN WD 0- | 0 | 0 | 0 | 0 | 300.00 | SF | 20.00 | 20.00 | 100 | 1980 | 1980 | 3 | 20 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,200

| 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 | 0 | 0007 | OR | 0.00 | 0.00 | 11.00 | AC | | 1.00 | 1.00 | 1.10 | 15,500.00 | 17,050.00 | 187,550 | | | | | | | |

REVIEW DATE 03/03/2021 BY TWA Total Acres: 11.00 Total Land Value: 187,550 Market: 0 Agricultural: 0 Common: 187,550 PRINTED 07/30/2025 BY SYS