

IN OR 1432/1836 (EX 4-8)
ESMT CANCEL PT OR 704/846
ESMT PT OR 1430/1314

SHAYER ROBERT W & THRESA A
10734 ELLA AVENUE
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	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	1,818	100	1993	1,818	171,254
BAS	200	100	2006	200	18,840
BAS	400	100	2013	400	37,680
FOP	70	30	1993	21	1,978
TOTALS	2,488			2,439	229,752

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	699.00	SF	7.25
4	0940	SHEDS/PORT	0	100	7	8	56.00	SF	21.30
5	0510	GARAGE WD-	0	100	24	42	1,008.00	SF	35.00
6	0751	UOP	0	100	8	24	192.00	SF	10.00
7	0510	GARAGE WD-	0	100	42	8	336.00	SF	35.00
8	0811	CONCRETE B	0	100	28	24	672.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	2.77

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,439	129.0415	129.04	314,729	1978	1980		0	0	27.00	73.00
1 SINGLE FAM - 100% - 0 Heated Area: 2418 HX Base Yr 1978												
BLD DATE: 05/07/2025 LGL DATE: 05/07/2025 XF DATE: INC DATE: LAND DATE: AG DATE: MLU												

TOTAL OB/XF 27,809												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978
2	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	85.00	100	1988
3	0845	KOOL DECK	0	100	0	0	699.00	SF	7.25	7.25	100	1988
4	0940	SHEDS/PORT	0	100	7	8	56.00	SF	21.30	21.30	100	1989
5	0510	GARAGE WD-	0	100	24	42	1,008.00	SF	35.00	35.00	100	1988
6	0751	UOP	0	100	8	24	192.00	SF	10.00	10.00	100	1988
7	0510	GARAGE WD-	0	100	42	8	336.00	SF	35.00	35.00	100	2000
8	0811	CONCRETE B	0	100	28	24	672.00	SF	5.20	5.20	100	1989

TOTAL OB/XF 27,809												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0007	OR	0.00	0.00	2.77	AC		1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 2									
6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					234,166				
TOTAL MARKET OB/XF VALUE					27,809				
TOTAL LAND VALUE - MARKET					96,950				
TOTAL MARKET VALUE					358,925				
SOH/AGL Deduction					188,971				
ASSESSED VALUE					169,954				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					119,232				
TOTAL JUST VALUE					358,925				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					335,264				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4046	N/A	16,336	04/27/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1432/1836	7/28/2006	DG	Q	I	01	100	
GRANTOR: SHAVER ROBERT W & THR							
GRANTEE: SHAVER ROBERT W & T							
0169/0496	1/01/1974	WD	U	V		12,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W62 BAS=[YR=2006] W20 S10 BAS=[YR=2013] S20 E20 N20 W20\$ E20 N10\$ S30 E18 FOP=[YR=1993] S2 E14 N5 W14 S3\$ N3 E14 S3 E30 N30\$.									

SHAVER ROBERT W & THRESA A
10734 ELLA AVENUE
BRYCEVILLE, FL 32009

08-1S-23-0000-0004-0040

[illegible]