PT OF GOV LOT 1
IN OR 2499/313
R407831 & R407832 & R672721

THORNTON DORIS M/AMAN JESSIE TYLER
1041 THORNTON VILLE DR
BRYCEVILLE, FL 32009

**2025**

**08-1S-23-0000-0004-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 01 | NONE 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

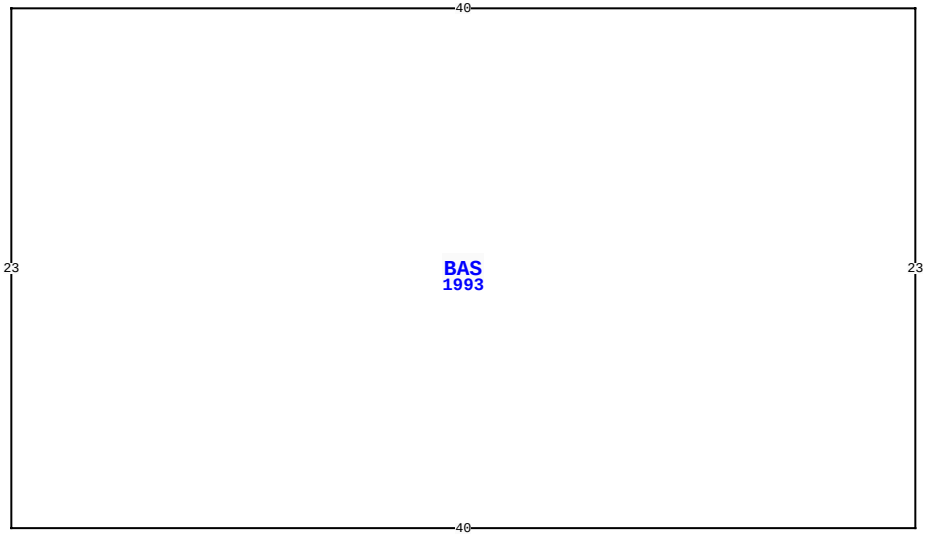
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 920 | 100 | 1993 | 920 | 19,828 |
| TOTALS | 920 | | | 920 | 19,828 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 920 | 89.8000 | 71.84 | 66,093 | 1975 | 1975 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2022 Heated Area: 920 HX Base Yr 2022




## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,598 |
| TOTAL MARKET OB/XF VALUE | | 6,000 |
| TOTAL LAND VALUE - MARKET | | 78,878 |
| TOTAL MARKET VALUE | | 141,476 |
| SOH/AGL Deduction | | 40,745 |
| ASSESSED VALUE | | 100,731 |
| TOTAL EXEMPTION VALUE | HX HB | 33,443 |
| BASE TAXABLE VALUE | | 67,288 |
| TOTAL JUST VALUE | | 141,476 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 132,648 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH971937 | MH MOVE-ON | 0 | 08/01/1997 |
| MH961297 | MH MOVE-ON | 0 | 01/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2499/0313 | 9/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: THORNTON DORIS S | | | | | | |
| GRANTEE: THORNTON DORIS M & | | | | | | |
| 2499/0310 | 9/22/2021 | WD | U | I | 11 | 100 |
| GRANTOR: THORNTON DORIS | | | | | | |
| GRANTEE: THORNTON DORIS M & | | | | | | |

1041 THORNTON VILLE DR, BRYCEVILLE

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

## BUILDING NOTES

## 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 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1997 | 1997 | 3 | 100 | 6,000 | |

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S23 E40 N23$ .

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 0005 | OR | 0.00 | 0.00 | 8.09 | AC | | 1.00 | 1.00 | 0.50 | 19,500.00 | 9,750.00 | 78,878 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.09 Total Land Value: 78,878 Market: 0 Agricultural: 0 Common: 78,878 PRINTED 07/30/2025 BY SYS

PT OF GOV LOT 1
IN OR 2499/313
R407831 & R407832 & R672721

THORNTON DORIS M/AMAN JESSIE TYLER
1041 THORNTON VILLE DR
BRYCEVILLE, FL 32009

**2025**

**08-1S-23-0000-0004-0050**

## BUILDING CHARACTERISTICS

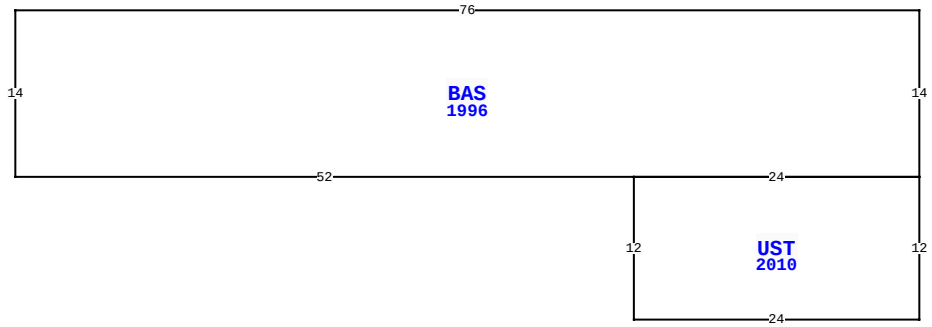
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 1,064 | 100 | 1996 | 1,064 | 32,016 |
| UST | 288 | 55 | 2010 | 158 | 4,754 |
| TOTALS | 1,352 | | | 1,222 | 36,770 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,222 | 118.0000 | 100.30 | 122,567 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 94+ – 0% - 2022 Heated Area: 1064 HX Base Yr 2022




1041 THORNTON VILLE DR, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 56,598 |
| TOTAL MARKET OB/XF VALUE | | 6,000 |
| TOTAL LAND VALUE - MARKET | | 78,878 |
| TOTAL MARKET VALUE | | 141,476 |
| SOH/AGL Deduction | | 40,745 |
| ASSESSED VALUE | | 100,731 |
| TOTAL EXEMPTION VALUE | HX HB | 33,443 |
| BASE TAXABLE VALUE | | 67,288 |
| TOTAL JUST VALUE | | 141,476 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 132,648 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2499/0313 | 9/22/2021 | QC | U | I | 11 | 100 |
| GRANTOR: THORNTON DORIS S | | | | | | |
| GRANTEE: THORNTON DORIS M & | | | | | | |
| 2499/0310 | 9/22/2021 | WD | U | I | 11 | 100 |
| GRANTOR: THORNTON DORIS | | | | | | |
| GRANTEE: THORNTON DORIS M & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W76 S14 E52 UST=[YR=2010] S12 E24 N12 W24$ E24 N14$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/14/2021 BY WWA Total Acres: 8.09 Total Land Value: 78,878 Market: 0 Agricultural: 0 Common: 78,878 PRINTED 07/30/2025 BY SYS