PT NW1/4 IN OR 2118/29
(EX PT IN OR 1491/1506, OR 2256/
OR 2544/245, OR 2676/1904)

WIGHTMAN MARK & JANNETTE
9823 SIERRA GATEWAY
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

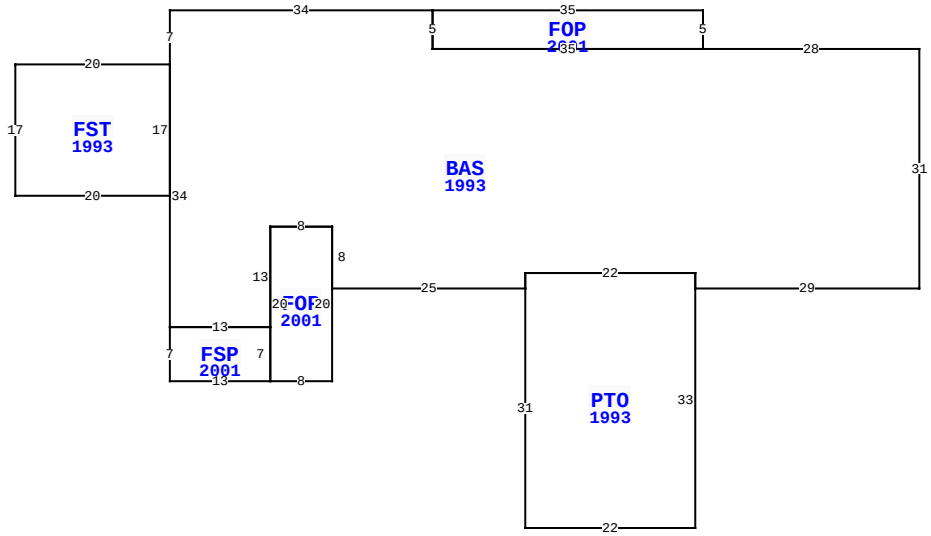
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,134	100	1993	3,134	243,544
FOP	160	30	2001	48	3,730
FOP	175	30	2001	52	4,041
FSP	91	40	2001	36	2,797
FST	340	55	1993	187	14,532
PTO	726	5	1993	36	2,797
TOTALS	4,626			3,493	271,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,493	109.7560	109.76	383,392	1963	1983	0	0	0	29.20	70.80

1 SINGLE FAM – 100% - 2018 Heated Area: 3134 HX Base Yr 2018



9823 SIERRA GATEWAY, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/22/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		287,306
TOTAL MARKET OB/XF VALUE		8,891
TOTAL LAND VALUE - MARKET		436,905
TOTAL MARKET VALUE		383,409
SOH/AGL Deduction		255,828
ASSESSED VALUE		127,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,859
TOTAL JUST VALUE		733,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94381	MH MOVE-ON	45,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0029	5/02/2017	WD	Q	I	01	210,000
GRANTOR: COLLINS RALPH W						
GRANTEE: WIGHTMAN MARK & JAN						
2118/0026	5/02/2017	WD	U	I	11	100
GRANTOR: BARNES REBECCA EVON A						
GRANTEE: COLLINS RALPH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FOP=[YR=2001] N5 W35 S5 E35 $ W35 N5 W34
S7 FST=[YR=1993] W20 S17 E20 N17 $ S34 FSP=[YR=2001] S7 E13
FOP=[YR=2001] E8 N20 W8 S20 $ N7 W13 $ E13 N13 E8 S8 E25
PTO=[YR=1993] S31 E22 N33 W22 S2 $ N2 E22 S2 E29 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	0812	CONCRETE C	0	100	0	0	1,928.00	SF	4.00	4.00	100	1970	1970	3	20	1,542	
2	0200	BARN WD 0-	0	100	33	53	1,749.00	SF	15.00	15.00	100	1950	1950	3	20	5,247	
3	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	1985	1985	3	20	288	
4	0680	POLE SHED	1	100	18	12	216.00	SF	10.00	10.00	100	2024	2018		84	1,814	

LAND DESCRIPTION

TOTAL OB/XF 8,891

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	24.00	AC		1.00	1.00	1.00	370.00	370.00	8,880							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	16.81	AC		1.00	1.00	1.00	225.00	225.00	3,782							
4	009530	C	POND	100		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,550							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	42.63	AC		1.00	1.00	1.00	8,500.00	8,500.00	362,355							

REVIEW DATE 03/22/2024 BY DC Total Acres: 44.63 Total Land Value: 87,212 Market: 362,355 Agricultural: 12,662 Common: 74,550 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

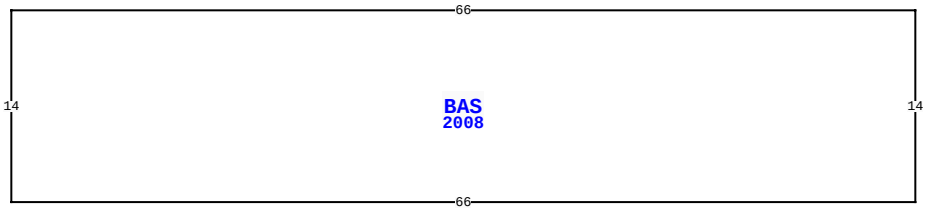
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	924	100	2008	924	15,864
TOTALS	924			924	15,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	71.5400	57.23	52,881	1983	1983	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2018 Heated Area: 924 HX Base Yr 2018



9823 SIERRA GATEWAY, BRYCEVILLE

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2118/0026	5/02/2017	WD	U	I	11	100
GRANTOR: BARNES REBECCA EVON A						
GRANTEE: COLLINS RALPH W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 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 03/22/2024 BY DC Total Acres: 44.63 Total Land Value: 87,212 Market: 362,355 Agricultural: 12,662 Common: 74,550 PRINTED 07/30/2025 BY SYS