PT OF NW1/4
IN OR 1594/706
2001 KING-DW

BRADBERRY JEANINE B & MATTHEW L
1000 SIERRA ANNEX
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 30
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
Quality	03	Quality Level 03

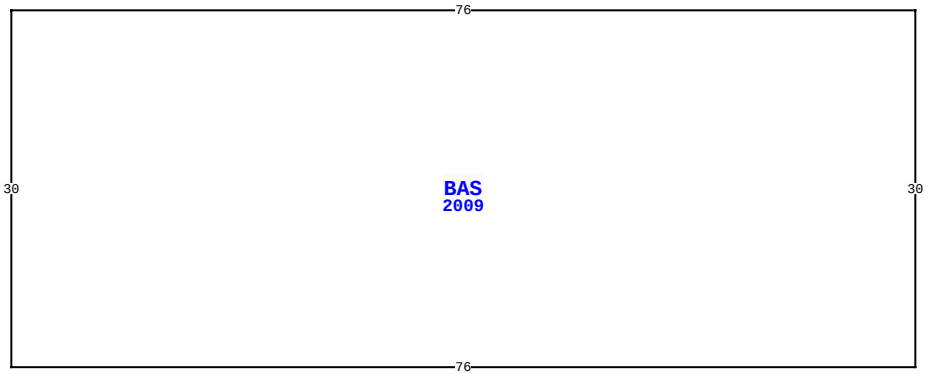
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2009	2,280	140,342
TOTALS	2,280			2,280	140,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	99.28	226,358	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 1992 Heated Area: 2280 HX Base Yr 1992



1000 SIERRA ANX, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/21/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,342
TOTAL MARKET OB/XF VALUE		11,875
TOTAL LAND VALUE - MARKET		256,270
TOTAL MARKET VALUE		277,255
SOH/AGL Deduction		127,812
ASSESSED VALUE		149,443
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		93,721
TOTAL JUST VALUE		408,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25831	REPAIR/RRF	695	03/01/2012
C095223	CO ISSUED	0	10/13/2009
E22129	ELEC OTHER	0	09/01/2009
M14850	MECH OTHER	0	09/01/2009
P13951	OTHER	0	09/01/2009
MH013613	MH MOVE-ON	0	09/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1594/0706	11/21/2008	QC	Q	I	01	16,500
GRANTOR: HUNT JEANNINE YVETTE						
GRANTEE: BRADBERRY JEANINE B						
0940/1418	7/14/2000	QC	Q	I	01	100
GRANTOR: HUNT JAMES LESTER						
GRANTEE: HUNT JEANNINE YVETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0680	POLE SHED	0	100	40	30	1,200.00	SF	10.00	10.00	100	2009	2009	3	52	6,240	
3	0300	BOAT DCK W	0	100	30	6	180.00	SF	20.00	20.00	100	2000	2000	3	27	972	
4	1242	WD DECK A	0	100	22	8	176.00	SF	10.00	10.00	100	2019	2019	3	82	1,443	

LAND DESCRIPTION

TOTAL OB/XF 11,875

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	6.86	AC		1.00	1.00	1.00	370.00	370.00	2,538							
3	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.86	AC		1.00	1.00	1.00	19,500.00	19,500.00	133,770							

REVIEW DATE 03/09/2020 BY TWA Total Acres: 11.86 Total Land Value: 125,038 Market: 133,770 Agricultural: 2,538 Common: 122,500 PRINTED 07/30/2025 BY SYS