PT E1/2 OF NW1/4
IN OR 802/1206

KATHLEEN CHROSNIAK/LANE COURTNEY SOPKOWIAK ET AL
1168 WINDRIDGE LANE
BRYCEVILLE, FL 32009

**2025**

**17-1S-23-0000-0003-0050**

## NASSAU COUNTY PROPERTY



### 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 70 |
| Interior Wall | 04 | PLYWOOD 30 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |

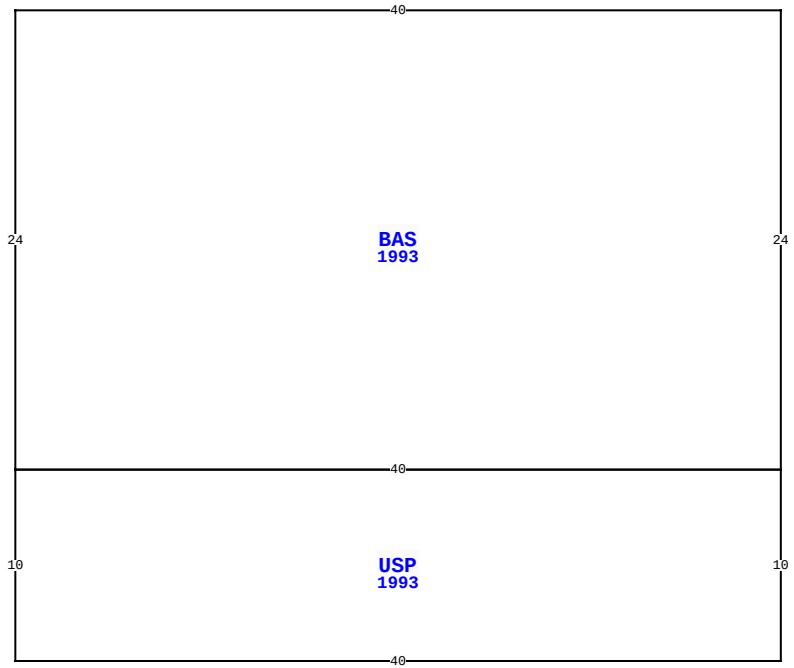
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | 1993 | 960 | 27,095 |
| USP | 400 | 50 | 1993 | 200 | 5,645 |
| TOTALS | 1,360 | | | 1,160 | 32,740 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,160 | 117.6000 | 94.08 | 109,133 | 1986 | 1986 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 0 Heated Area: 960 HX Base Yr




1168 WINDRIDGE LN, 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 | 47,106 |
| TOTAL MARKET OB/XF VALUE | 17,002 |
| TOTAL LAND VALUE - MARKET | 90,000 |
| TOTAL MARKET VALUE | 154,108 |
| SOH/AGL Deduction | 50,083 |
| ASSESSED VALUE | 104,025 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 104,025 |
| TOTAL JUST VALUE | 154,108 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,072 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E941031 | CHNGE SRVC | 425 | 10/01/1994 |
| 3250 | GARAGE | 8,547 | 01/01/1987 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2747/331 | 10/28/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: YATES SHERYL DEAN SOP | | | | | | |
| GRANTEE: YATES VELVET | | | | | | |
| 2747/328 | 10/28/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: YATES SHERYL EST | | | | | | |
| GRANTEE: YATES VELVET | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 USP=[YR=1993] S10 E40 N10 W40 $ E40 N24 $ .

### 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 | 0810 | CONCRETE A | 0 | 0 | 21 | 20 | 420.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 1,351 | |
| 2 | 0511 | GARAGE CB- | 0 | 0 | 28 | 28 | 784.00 | SF | 40.00 | 40.00 | 100 | 1987 | 1987 | 3 | 49.5 | 15,523 | |
| 3 | 1242 | WD DECK A | 0 | 0 | 8 | 8 | 64.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 128 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,002

| 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 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 90,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

PT E1/2 OF NW1/4
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**2025**

**17-1S-23-0000-0003-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

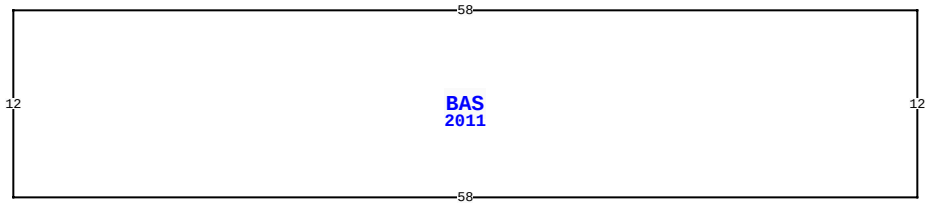
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| 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 | 696 | 100 | 2011 | 696 | 14,366 |
| TOTALS | 696 | | | 696 | 14,366 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 696 | 86.0000 | 68.80 | 47,885 | 1970 | 1970 | 0 | 0 | 0 | 70.00 | 30.00 |

2 M/H 93- – 0% - 0 Heated Area: 696 HX Base Yr




1168 WINDRIDGE LN, BRYCEVILLE

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

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| TOTAL JUST VALUE | 154,108 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,072 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2747/331 | 10/28/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: YATES SHERYL DEAN SOP | | | | | | |
| GRANTEE: YATES VELVET | | | | | | |
| 2747/328 | 10/28/2024 | FJ | U | I | 11 | 0 |
| GRANTOR: YATES SHERYL EST | | | | | | |
| GRANTEE: YATES VELVET | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2011] W58 S12 E58 N12$.

### 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: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS