PT OF NW1/4
IN OR 2212/1019

WIGHTMAN MARK & JANNETTE
9823 SIERRA GATEWAY
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

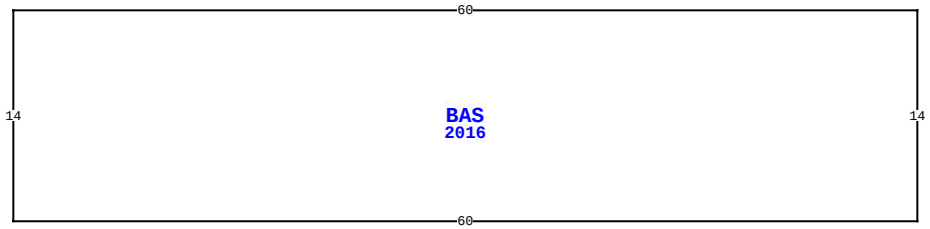
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2016	840	18,305
TOTALS	840			840	18,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	90.8000	72.64	61,018	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



9822 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,305
TOTAL MARKET OB/XF VALUE	16,786
TOTAL LAND VALUE - MARKET	103,250
TOTAL MARKET VALUE	138,341
SOH/AGL Deduction	30,404
ASSESSED VALUE	107,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,937
TOTAL JUST VALUE	138,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/1019	7/23/2018	WD	U	I	37	25,000
GRANTOR: ROBERTS JOHN R & LEON						
GRANTEE: WIGHTMAN MARK & JAN						
1004/0440	8/21/2001	WD	Q	I	01	100
GRANTOR: ROBERTS FLORRIE						
GRANTEE: ROBERTS JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W60 S14 E60 N14$.

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	0755	FSP	0	0	22	10	220.00	SF	20.00	20.00	100	1985	1985	3	20	880	
2	0681	POLE SHED	0	0	42	31	1,302.00	SF	15.00	15.00	100	1960	1960	3	20	3,906	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,786

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	0005	OR	0.00	0.00	2.95	AC		1.00	1.00	1.00	35,000.00	35,000.00	103,250							

REVIEW DATE 08/31/2020 BY TWA Total Acres: 2.95 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 07/30/2025 BY SYS