

PT OF NW1/4
IN OR 2699/1899
ESMT PT OR 1513/961

WIGHTMAN MARK & JANNETTE/BUSKO CALEB
9283 SIERRA GATEWAY
BRYCEVILLE, FL 32009

2025

17-1S-23-0000-0003-0130



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,755	100	2011	1,755	50,460
TOTALS	1,755			1,755	50,460

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	30	8	240.00	SF	24.85	24.85	
2	0510	GARAGE WD-	0	0	46	12	552.00	SF	24.85	24.85	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0007	OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,755	119.8000	95.84	168,199	1986	1986	0	0	70.00	30.00
2 M/H 93- - 0% - 2025 Heated Area: 1755 HX Base Yr											
27 65 27 65 BAS 2011											
1101 WINDRIDGE LN, BRYCEVILLE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2025 MLU											

TOTAL OB/XF											
3,936											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		50,460	
TOTAL MARKET OB/XF VALUE		3,936	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		124,396	
SOH/AGL Deduction		0	
ASSESSED VALUE		124,396	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,396	
TOTAL JUST VALUE		124,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5326	CO ISSUED	0	04/25/2011
P14629	OTHER	0	02/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2699/1899	3/13/2024	WD	U	I	30
GRANTOR: BEVERLY LINDA					
GRANTEE: WIGHTMAN MARK & JAN					
0996/1935	7/11/2001	PR	Q	V	01
GRANTOR: JOHNSON FRANK W P/R					
GRANTEE: BEVERLY LARRY & LIN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W65 S27 E65 N27\$.											