LOT 23
IN OR 771 PG 1087
R672746 & R672747 & R672748

BANKS RALPH S & JULIE L
8979 OLD WIRE PLACE
BRYCEVILLE, FL 32009

2025

17-1S-23-0270-0023-0000

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
Quality	05	Quality Level 05

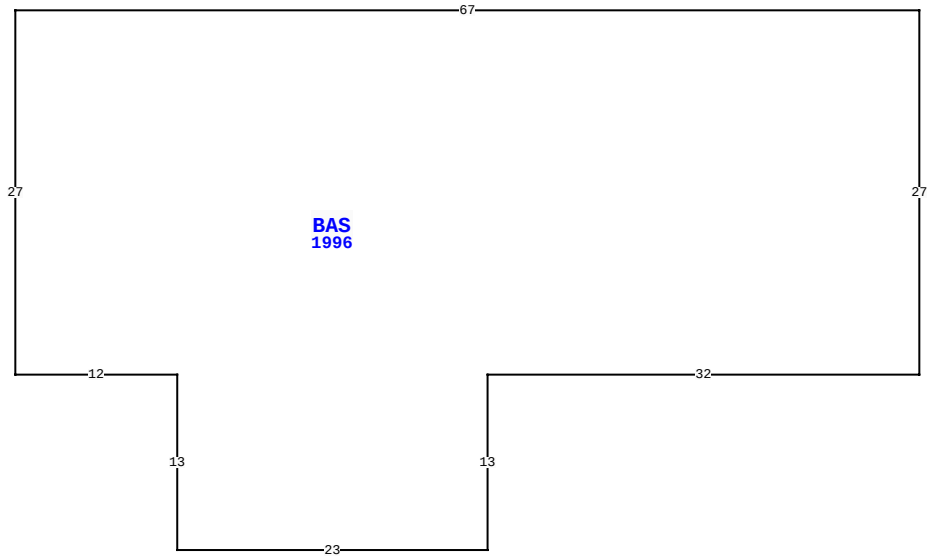
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1996	2,108	75,344
TOTALS	2,108			2,108	75,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	140.1600	119.14	251,147	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1997 Heated Area: 2108 HX Base Yr 1997



8979 OLD WIRE PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		75,344
TOTAL MARKET OB/XF VALUE		13,347
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		184,691
SOH/AGL Deduction		94,742
ASSESSED VALUE		89,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,227
TOTAL JUST VALUE		184,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961509	MH MOVE-ON	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0771/1087	9/20/1996	WD	Q	V		14,500
GRANTOR: STOKES-NASSAU INC						
GRANTEE: BANKS RALPH & JULIE						
0673/1275	1/12/1993	WD	Q	V	06	14,200
GRANTOR: DODD LORI ANN						
GRANTEE: STOKES-NASSAU INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W67 S27 E12 S13 E23 N13 E32 N27 $.

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	2.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	5,390	
2	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2000	2000	3	20	384	
3	1242	WD DECK A	0	100	26	12	312.00	SF	10.00	10.00	100	2000	2000	3	20	624	
4	1242	WD DECK A	0	100	24	18	432.00	SF	10.00	10.00	100	2000	2000	3	20	864	
5	1242	WD DECK A	0	100	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1998	1998	3	20	613	
7	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	2000	2000	3	27	3,402	
8	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	

LAND DESCRIPTION

TOTAL OB/XF 13,347

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	100	0006	OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	96,000							

REVIEW DATE 05/13/2020 BY TWA Total Acres: 3.20 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/30/2025 BY SYS