

REINHARDT CHRISTOPHER S
9040 OLD WIRE PLACE
BRYCEVILLE, FL 32009

17-1S-23-0270-0027-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION												PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 100			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100			0100	01	2,110	106.8200	106.82	225,390	1992	1997	0	0	0	20.25	79.75	STANDARD											
Roof Cover	12	MODULAR MT 100			1 SINGLE FAM - 100% - 2020										Heated Area: 1959														
Interior Wall	05	DRYWALL 100													HX Base Yr 2020														
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	00	0 100																											
Occupancy	00	NONE 100																											
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
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	1,959	100	1993	1,959	166,885																								
FOP	180	30	1993	54	4,600																								
FSP	240	40	1993	96	8,178																								
PTO	20	5	1993	1	85																								
TOTALS		2,399		2,110	179,749																								
EXTRA FEATURES				9040 OLD WIRE PL, BRYCEVILLE										BLD DATE				LGL DATE		05/21/2025		MLU							
														XF DATE				LAND DATE											
														INC DATE				AG DATE											
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													
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450														
2	0510	GARAGE WD-	0 100	37	22	814.00	SF	35.00	35.00	100	1992	1992	3	20	5,698														
3	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	1992	1992	3	20	288														
4	0681	POLE SHED	0 100	16	14	224.00	SF	15.00	15.00	100	1993	1993	3	20	672														
5	0810	CONCRETE A	0 100	0	0	178.00	SF	6.50	6.50	100	2015	2015	3	95	1,099														
6	1242	WD DECK A	0 100	0	0	260.00	SF	5.00	5.00	100	2019	2019	3	82	1,066														
TOTAL OB/XF																	11,273												
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					
1	000100	C	RES	100	0006	OR	0.00	0.00	1.79	AC		1.00	1.00	1.00	45,000.00	45,000.00	80,550												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.79 Total Land Value: 80,550 Market: 0 Agricultural: 0 Common: 80,550 PRINTED 07/30/2025 BY SYS																													