LOT 28
IN OR 1287/919
R568275 & R568276

GIVENS JOHN M
9080 OLD WIRE PLACE
BRYCEVILLE, FL 32009

**2025**

**17-1S-23-0270-0028-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

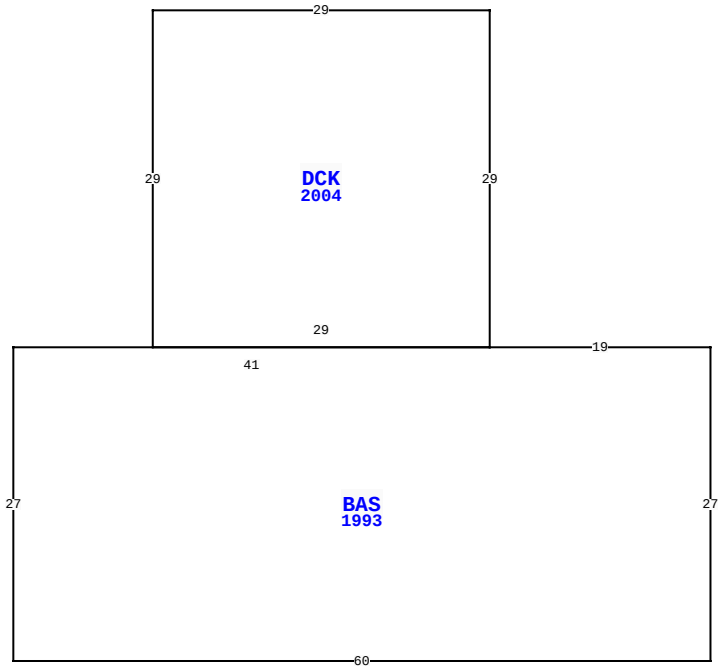
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | 1993 | 1,620 | 70,710 |
| DCK | 841 | 15 | 2004 | 126 | 5,500 |
| TOTALS | 2,461 | | | 1,746 | 76,210 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,746 | 136.4000 | 109.12 | 190,524 | 1993 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 93- – 100% - 2006 Heated Area: 1620 HX Base Yr 2006




9080 OLD WIRE PL, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 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 | | 76,210 |
| TOTAL MARKET OB/XF VALUE | | 4,741 |
| TOTAL LAND VALUE - MARKET | | 81,000 |
| TOTAL MARKET VALUE | | 161,951 |
| SOH/AGL Deduction | | 99,131 |
| ASSESSED VALUE | | 62,820 |
| TOTAL EXEMPTION VALUE | HX HB WR | 42,820 |
| BASE TAXABLE VALUE | | 20,000 |
| TOTAL JUST VALUE | | 161,951 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 128,884 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M037233 | H/AC | 0 | 01/07/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/0919 | 1/12/2005 | WD | U | I | 21 | 84,000 |
| GRANTOR: FAULKNER RICHARD R & | | | | | | |
| GRANTEE: GIVENS JOHN M & SIB | | | | | | |
| 0692/0937 | 11/17/1993 | WD | Q | I | | 53,900 |
| GRANTOR: STOKES-NASSAU INC | | | | | | |
| GRANTEE: FAULKNER RICHARD & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 DCK=[YR=2004] N29 W29 S29 E29$ W41 S27 E60 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 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 20.10 | 20.10 | 100 | 1994 | 1994 | 3 | 20 | 257 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 8 | 10 | 80.00 | SF | 10.00 | 10.00 | 100 | 1994 | 1994 | 3 | 20 | 160 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 28 | 16 | 448.00 | SF | 20.10 | 20.10 | 100 | 1995 | 1995 | 3 | 20 | 1,801 | |
| 4 | 0910 | SCRN RM L | 0 | 100 | 29 | 29 | 841.00 | SF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 20 | 2,523 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,741

| 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 | 1.80 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 81,000 | | | | | | | |

REVIEW DATE 05/13/2020 BY TWA Total Acres: 1.80 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 07/30/2025 BY SYS