PT NE1/4 OF NE1/4 OF
SEC 19-1S-24E IN OR 2503/1255
(EX ESMT PT OR 728/1129)

VIANDS MARINO & SHEILA
9022 IMPERIAL CT
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

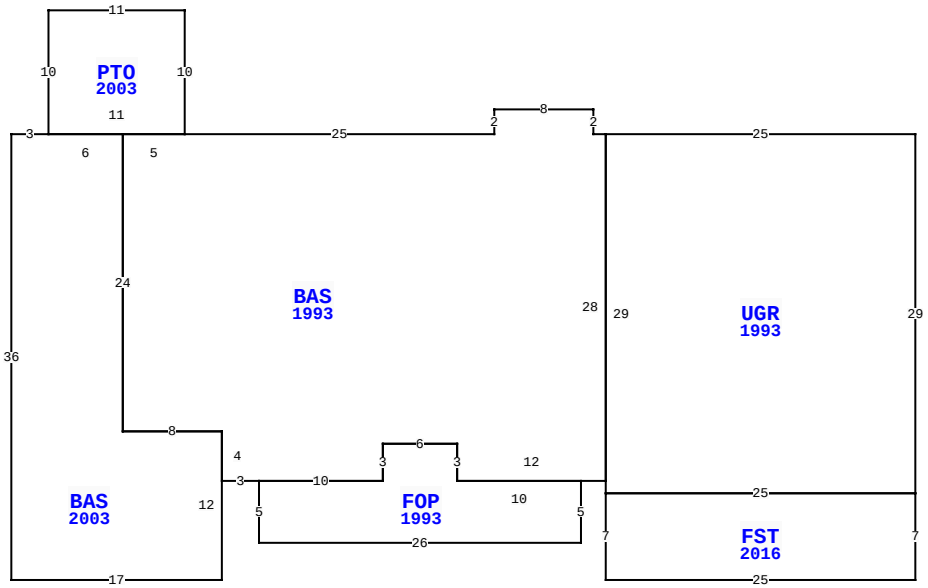
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	1993	1,058	98,814
BAS	420	100	2003	420	39,227
FOP	148	30	1993	44	4,110
FST	175	55	2016	96	8,966
PTO	110	5	2003	6	560
UGR	725	45	1993	326	30,447
TOTALS	2,636			1,950	182,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,950	91.8162	121.20	236,340	1985	1988	0	0	0	22.94	77.06

1 SNGL FAM – 100% - 2022 Heated Area: 1478 HX Base Yr 2022



9022 IMPERIAL CT, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,124
TOTAL MARKET OB/XF VALUE		73,385
TOTAL LAND VALUE - MARKET		98,865
TOTAL MARKET VALUE		354,374
SOH/AGL Deduction		84,031
ASSESSED VALUE		270,343
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		209,621
TOTAL JUST VALUE		354,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702262	GARAGE	67,635	04/10/2017
2845	H/AC	2,525	12/14/1988
5256	GARAGE	14,080	10/24/1988
5460	NEW CONSTR	200	10/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2503/1255	9/30/2021	WD	Q	I	01	335,000
GRANTOR: RODEN WESLEY A & TAYL						
GRANTEE: VIANDS MARINO & SHE						
2084/0479	11/16/2016	WD	Q	I	01	190,000
GRANTOR: WARREN DARREN M & SAN						
GRANTEE: RODEN WESLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W25 BAS=[YR=1993] W1 N2 W8 S2 W25 PTO=[YR=2003] N10 W11 S10 BAS=[YR=2003] W3 S36 E17 N12 W8 N24 W6$ E11$ W5 S24 E8 S4 E3 FOP=[YR=1993] S5 E26 N5 W10 N3 W6 S3 W10$ E10 N3 E6 S3 E12 N28$ S29 FST=[YR=2016] S7 E25 N7 W25$ E25 N29$.

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	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0811	CONCRETE B	0	100	0	0	647.00	SF	2.60	2.60	100	1989	1989	3	54.5	917	
3	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	52.50	52.50	100	2017	2017	3	81	63,788	
4	0812	CONCRETE C	0	100	0	0	1,680.00	SF	4.00	4.00	100	2024	2023		100	6,720	

LAND DESCRIPTION

TOTAL OB/XF 73,385

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	0007	OR	0.00	0.00	5.07	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,865							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 5.07 Total Land Value: 98,865 Market: 0 Agricultural: 0 Common: 98,865 PRINTED 07/30/2025 BY SYS