IN OR 1507/207
1994 CMHM DW/MH

MATHEWS NATHAN B
8876 IMPERIAL COURT
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0001-0180

BUILDING CHARACTERISTICS

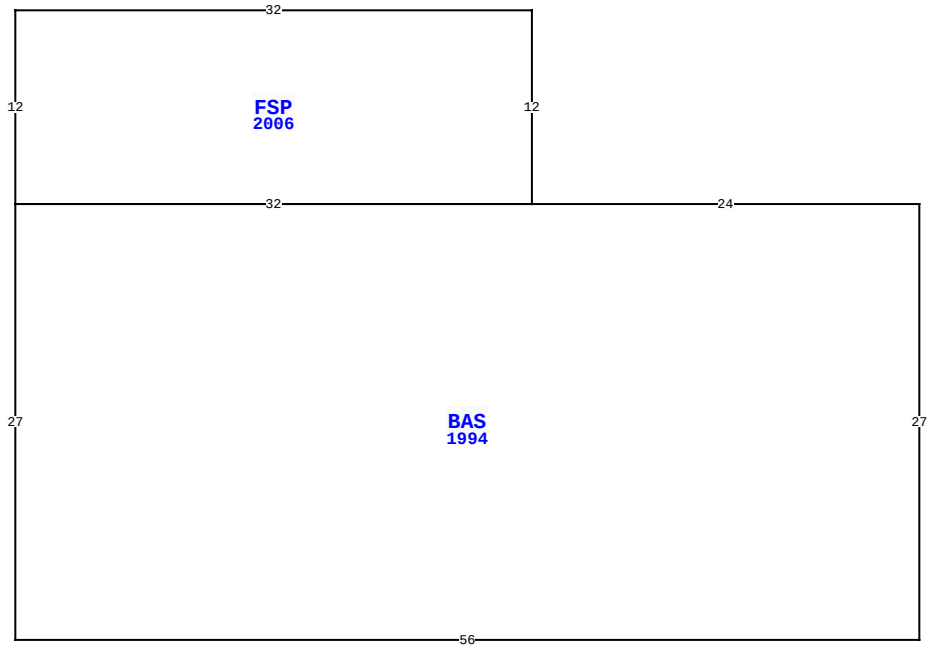
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,512	100	1994	1,512	24,939
FSP	384	60	2006	230	3,794
TOTALS	1,896			1,742	28,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,742	64.6800	54.98	95,775	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



8876 IMPERIAL CT, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	28,732
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,800
TOTAL MARKET VALUE	138,532
SOH/AGL Deduction	12,762
ASSESSED VALUE	125,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,770
TOTAL JUST VALUE	138,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/0207	6/21/2007	WD	Q	I		130,000
GRANTOR: WAGNER ANDREAS O & DE						
GRANTEE: MATHEWS NATHAN B						
1080/0676	9/11/2002	WD	Q	I		91,500
GRANTOR: MASTERS MICHAEL F						
GRANTEE: WAGNER ANDREAS O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W24 FSP=[YR=2006] N12 W32 S12 E32$ W32 S27 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	3.66	AC		1.00	1.00	1.00	30,000.00	30,000.00	109,800							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 3.66 Total Land Value: 109,800 Market: 0 Agricultural: 0 Common: 109,800 PRINTED 07/30/2025 BY SYS