OR 2707/832

GERENA CANDIDO BORGES
8443 MOES ACRES PL
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0003-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

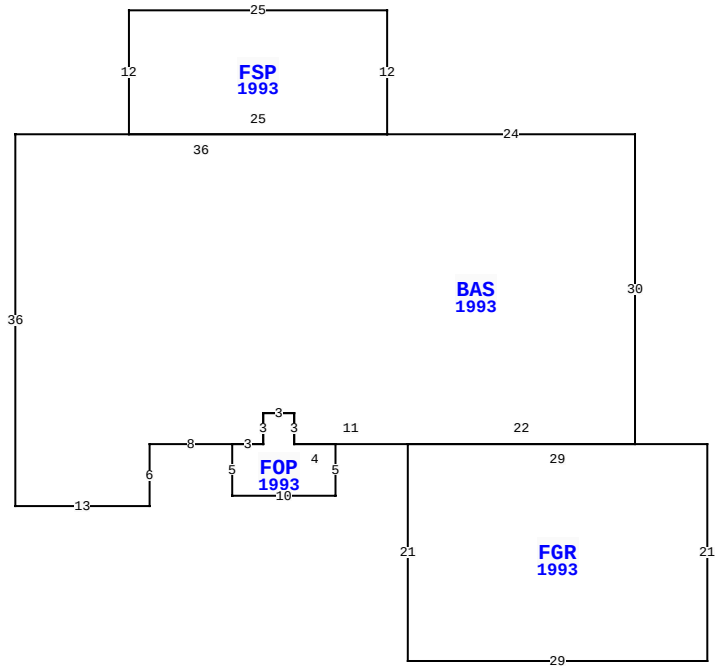
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1993	1,869	218,591
FGR	609	55	1993	335	39,181
FOP	59	30	1993	18	2,105
FSP	300	40	1993	120	14,035
TOTALS	2,837			2,342	273,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,342	115.1451	151.99	355,961	1993	1993	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 2025 Heated Area: 1869 HX Base Yr 2025



8443 MOES ACRES PL, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,912
TOTAL MARKET OB/XF VALUE		6,921
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		378,333
SOH/AGL Deduction		0
ASSESSED VALUE		378,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,611
TOTAL JUST VALUE		378,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952168	ADDITION	6,107	08/01/1995
8535	NEW CONSTR	76,022	12/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/832	4/22/2024	WD	Q	I	01	440,000
GRANTOR: MOSELEY LYNDA K L/E						
GRANTEE: GERENA CANDIDO BORG						
2652/1135	6/13/2023	QC	U	I	11	100
GRANTOR: MOSELEY LYNDA K						
GRANTEE: HOWELL MARGARET ELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W36 S36 E13 N6 E8 E3 N3 E3 S3 E11 E22 N30 $
FGR=[YR=1993;ORIG=-22,30] S21 E29 N21 W29 $
FSP=[YR=1993;ORIG=-24,0] N12 W25 S12 E25 $
FOP=[YR=1993;ORIG=-39,30] S5 E10 N5 W4 N3 W3 S3 W3 $
.

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	1993	1993	3	72	2,520	
2	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1993	1993	3	20	576	
3	0812	CONCRETE C	0	100	0	0	1,494.00	SF	4.00	4.00	100	1993	1993	3	64	3,825	

LAND DESCRIPTION

TOTAL OB/XF 6,921

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	0004	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS