

W1/2 OF S1/2 OF SW1/4 OF SW1/4
IN OR 452/436
ESMT IN OR 389/38 & 392/37 &

CREWS DWAYNE A
8882 PONDEROSA PLACE
BRYCEVILLE, FL 32009

2025

27-1N-24-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

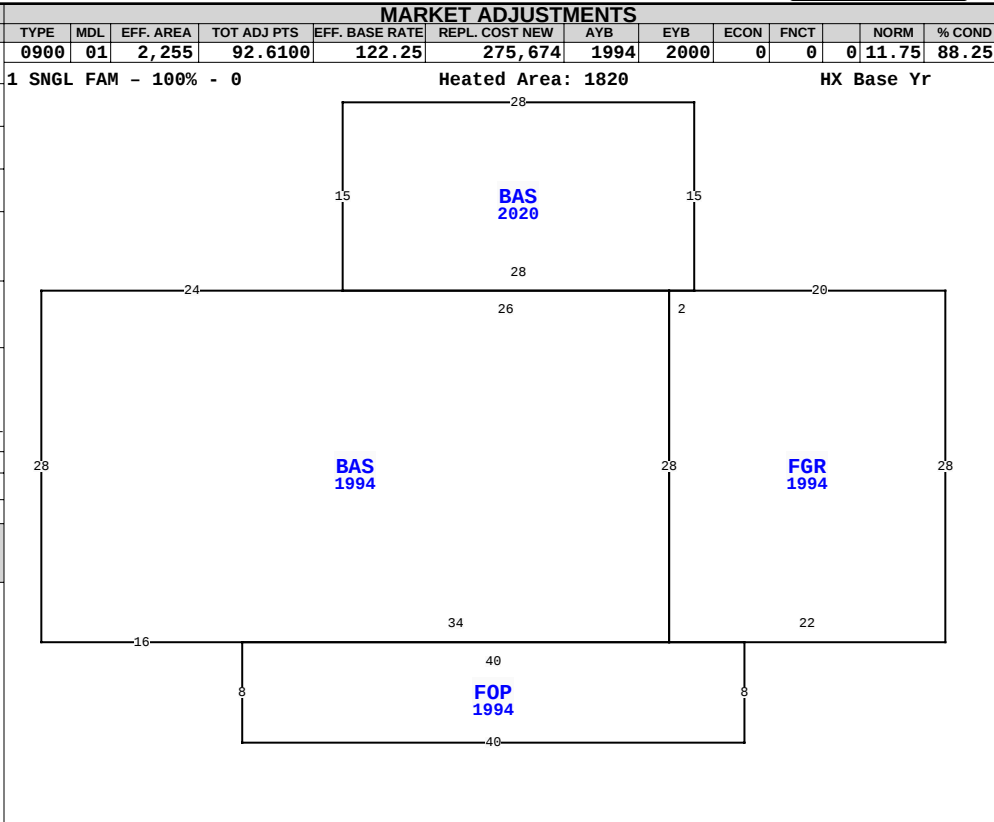
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1994	1,400	151,040
BAS	420	100	2020	420	45,312
FGR	616	55	1994	339	36,573
FOP	320	30	1994	96	10,357

TOTALS	2,756			2,255	243,282
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	5	8	40.00	SF	19.50
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	104	3	312.00	SF	6.50
5	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	692.00	SF	7.25
7	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00
8	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	5.00

REVIEW DATE	02/23/2021	BY	TW
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8882 PONDEROSA PL, BRYCEVILLE	BLD DATE	LGL DATE	05/09/2025	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	0940	SHEDS/PORT	0	100	5	8	40.00	SF	19.50	19.50	100	1983	1983	3	20	156	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1994	1994	3	66	1,373	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	0810	CONCRETE A	0	100	104	3	312.00	SF	6.50	6.50	100	1999	1999	3	75	1,521	
5	0861	POOL GUNIT	0	100	27	15	405.00	SF	85.00	85.00	100	1999	1999	3	21	7,229	
6	0845	KOOL DECK	0	100	0	0	692.00	SF	7.25	7.25	100	1999	1999	3	75	3,763	
7	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00	15.00	100	2004	2004	3	32	10,080	
8	0811	CONCRETE B	0	100	0	0	540.00	SF	5.20	5.20	100	2020	2020	3	98	2,752	

TOTAL OB/XF										29,464							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500

Total Acres: 5.00	Total Land Value: 97,500	Market: 0	Agricultural: 0	Common: 97,500
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NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				266,788		
TOTAL MARKET OB/XF VALUE				29,464		
TOTAL LAND VALUE - MARKET				97,500		
TOTAL MARKET VALUE				393,752		
SOH/AGL Deduction				176,450		
ASSESSED VALUE				217,302		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				166,580		
TOTAL JUST VALUE				393,752		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				365,833		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008206	GARAGE	52,647	09/08/2020
B996079	SWIM POOL	20,000	01/05/1999
5054	NEW CONSTR	1,025	02/16/1993
8341	NEW CONSTR	27,846	08/28/1992
5933	NEW CONSTR	47,911	08/21/1989
4397	N/A	47,161	09/28/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0452/0436	4/01/1985	WD	U	I		24,500	
GRANTOR:							
GRANTEE:							
0392/0378	7/01/1983	WD	Q	V		14,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W20 BAS=[YR=2020] N15 W28 S15 BAS=[YR=1994] W24 S28 E16 FOP=[YR=1994] S8 E40 N8 W40\$ E34 N28 W26\$ E28\$ W2 S28 E22 N28\$.									

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ESMT IN OR 389/38 & 392/37 &

CREWS DWAYNE A
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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall		N/A 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	99	N/A 100			
Heating Type		N/A 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Stories	0	0 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	2020	1,160	23,107
UOP	100	20	2020	20	398
TOTALS	1,260			1,180	23,506

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	1,180	56.0740	20.75	24,485	2020	2020	0	0	0	4.00	96.00	
2 GARAGE RES - 100% - 0													
Heated Area: 1160													
HX Base Yr													
29 30 40 10 10 29 10 10 BAS 2020 UOP 2020													
				BLD DATE				LGL DATE					
				XF DATE				LAND DATE		05/09/2025		MLU	