PT OF SEC 28-1N-24E
IN OR 2108/495 & OR 2155/787 &
OR 2155/792

GUNNELL PETER B & KELLY L
8704 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0140

BUILDING CHARACTERISTICS

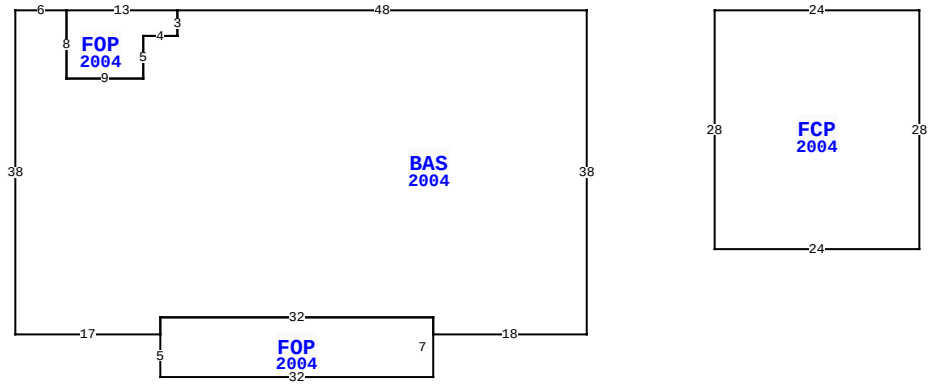
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100	2004	2,398	288,073
FCP	672	25	2004	168	20,182
FOP	84	30	2004	25	3,003
FOP	224	30	2004	67	8,049
TOTALS	3,378			2,658	319,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,658	107.0688	141.33	375,655	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2018 Heated Area: 2398 HX Base Yr 2018



8704 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		404,872
TOTAL MARKET OB/XF VALUE		22,237
TOTAL LAND VALUE - MARKET		298,525
TOTAL MARKET VALUE		511,021
SOH/AGL Deduction		141,282
ASSESSED VALUE		369,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,017
TOTAL JUST VALUE		725,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413420	GARAGE	51,480	01/07/2004
P0363661	CARPORT	10,080	01/05/2003
AP036366	NEW CONSTR	156,280	01/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2155/0792	10/31/2017	WD	Q	V	03	70,000
GRANTOR: CHESTNEY SUSAN ANITA						
GRANTEE: GUNNELL PETER B & K						
2155/0787	10/25/2017	WD	U	V	30	3,800
GRANTOR: GUNNELL JANE T						
GRANTEE: GUNNELL PETER B & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 FOP=[YR=2004] W13 S8 E9 N5 E4 N3$ S3 W4 S5 W9 N8 W6 S38 E17 FOP=[YR=2004] S5 E32 N7 W32 S2$ N2 E32 S2 E18 N38$ PTR=E15 FCP=[YR=2004] E24 S28 W24 N28$ W15$.

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	2004	2004	3	87	3,045	
2	0861	POOL GUNIT	0	100	29	15	435.00	SF	85.00	85.00	100	2004	2004	3	32	11,832	
3	0812	CONCRETE C	0	100	0	0	1,120.00	SF	4.00	4.00	100	2004	2004	3	83	3,718	
4	0462	ST/AL FNC	0	100	0	0	416.00	SF	10.00	10.00	100	2015	2015	3	75	3,120	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 22,237

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	009530	C	POND	100					1.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,000							
3	005401	A	TIMBER 1 P	0	0007	OR	0.00	0.00	14.55	AC		1.00	1.00	1.00	750.00	750.00	10,912							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	14.55	AC		1.00	1.00	1.00	15,500.00	15,500.00	225,525							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 17.75 Total Land Value: 83,912 Market: 225,525 Agricultural: 10,912 Common: 73,000 PRINTED 07/30/2025 BY SYS

PT OF SEC 28-1N-24E
IN OR 2108/495 & OR 2155/787 &
OR 2155/792

GUNNELL PETER B & KELLY L
8704 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

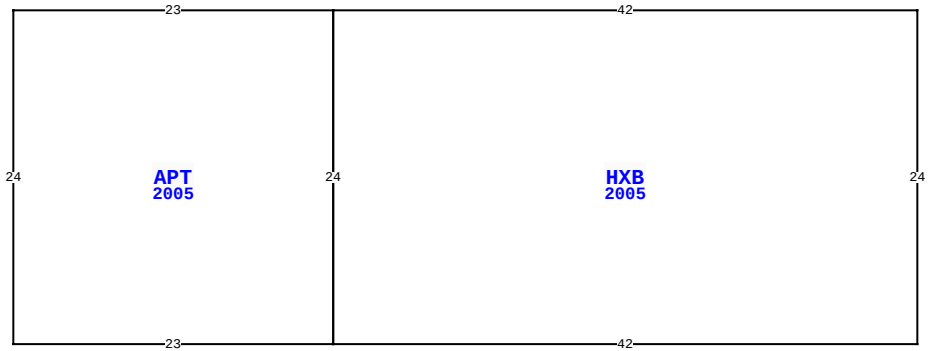
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	05	AVERAGE 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	552	100	2005	552	12,308
HXB	1,008	100	2005	1,008	22,477
TOTALS	1,560			1,560	34,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,560	83.7000	30.97	48,313	2005	2005	0	0	0	28.00	72.00

2 GARAGE RES – 100% - 2018 Heated Area: 1560 HX Base Yr 2018



8704 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		404,872
TOTAL MARKET OB/XF VALUE		22,237
TOTAL LAND VALUE - MARKET		298,525
TOTAL MARKET VALUE		511,021
SOH/AGL Deduction		141,282
ASSESSED VALUE		369,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,017
TOTAL JUST VALUE		725,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0792	10/31/2017	WD	Q	V	03	70,000
GRANTOR: CHESTNEY SUSAN ANITA						
GRANTEE: GUNNELL PETER B & K						
2155/0787	10/25/2017	WD	U	V	30	3,800
GRANTOR: GUNNELL JANE T						
GRANTEE: GUNNELL PETER B & K						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=2005] W42 APT=[YR=2005] W23 S24 E23 N24 $ S24 E42 N24 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/17/2022 BY TWA Total Acres: 17.75 Total Land Value: 83,912 Market: 225,525 Agricultural: 10,912 Common: 73,000 PRINTED 07/30/2025 BY SYS

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8704 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0140

NASSAU COUNTY PROPERTY

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

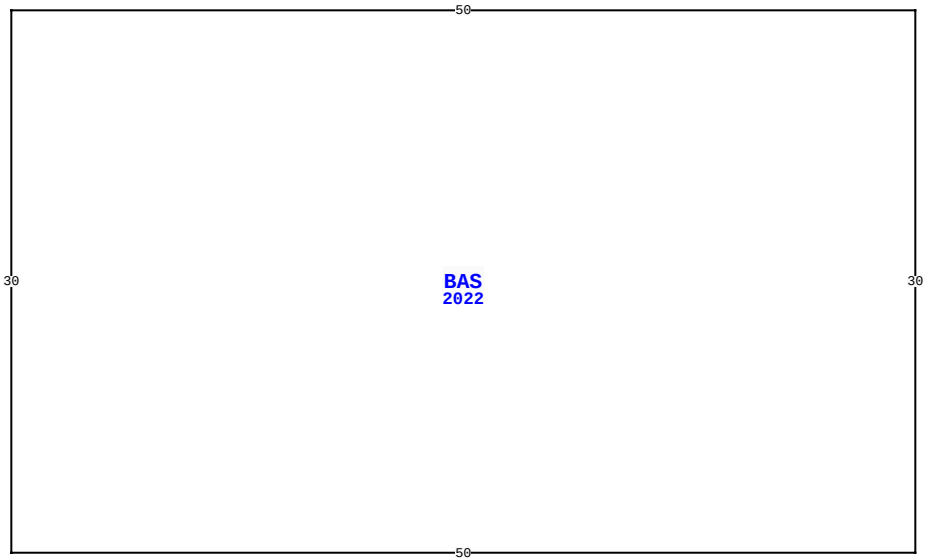
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	29,042
TOTALS	1,500			1,500	29,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	19.96	29,940	2021	2021	0	0	0	3.00	97.00

3 GARAGE RES – 100% - 2018 Heated Area: 1500 HX Base Yr 2018



8704 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		404,872
TOTAL MARKET OB/XF VALUE		22,237
TOTAL LAND VALUE - MARKET		298,525
TOTAL MARKET VALUE		511,021
SOH/AGL Deduction		141,282
ASSESSED VALUE		369,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		319,017
TOTAL JUST VALUE		725,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0792	10/31/2017	WD	Q	V	03	70,000
GRANTOR: CHESTNEY SUSAN ANITA						
GRANTEE: GUNNELL PETER B & K						
2155/0787	10/25/2017	WD	U	V	30	3,800
GRANTOR: GUNNELL JANE T						
GRANTEE: GUNNELL PETER B & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S30 E50 N30$.

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

REVIEW DATE 08/17/2022 BY TWA Total Acres: 17.75 Total Land Value: 83,912 Market: 225,525 Agricultural: 10,912 Common: 73,000 PRINTED 07/30/2025 BY SYS

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GUNNELL PETER B & KELLY L
8704 HARPER CROSSING PLACE
BRYCEVILLE, FL 32009

2025

28-1N-24-0000-0001-0140

NASSAU COUNTY PROPERTY

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

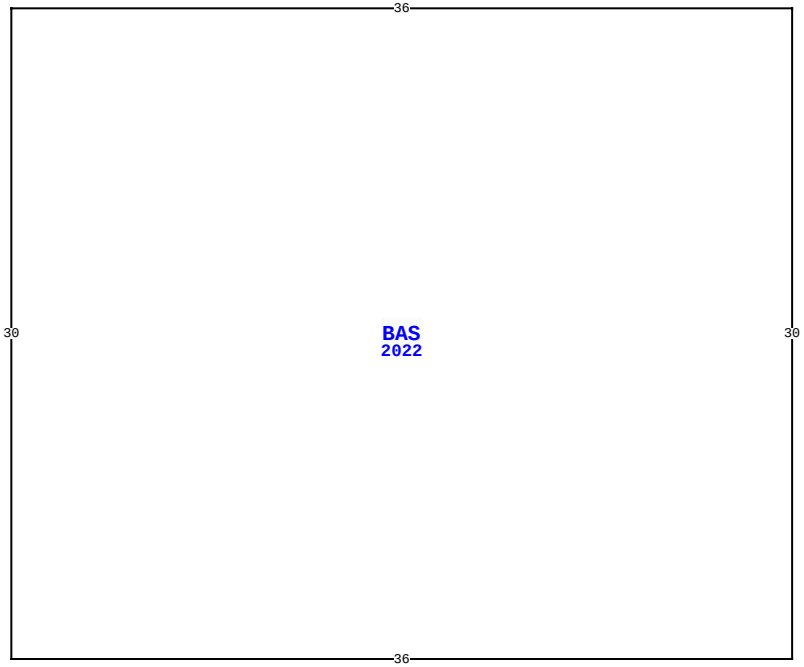
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2022	1,080	21,738
TOTALS	1,080			1,080	21,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	56.0740	20.75	22,410	2021	2021	0	0	0	3.00	97.00

4 GARAGE RES – 100% - 2018 Heated Area: 1080 HX Base Yr 2018



8704 HARPER CROSSING PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		22,237
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TOTAL JUST VALUE		725,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		707,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0792	10/31/2017	WD	Q	V	03	70,000
GRANTOR: CHESTNEY SUSAN ANITA						
GRANTEE: GUNNELL PETER B & K						
2155/0787	10/25/2017	WD	U	V	30	3,800
GRANTOR: GUNNELL JANE T						
GRANTEE: GUNNELL PETER B & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W36 S30 E36 N30$.

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

REVIEW DATE 08/17/2022 BY TWA Total Acres: 17.75 Total Land Value: 83,912 Market: 225,525 Agricultural: 10,912 Common: 73,000 PRINTED 07/30/2025 BY SYS