

PT OF N1/2 OF NW1/4 OF NE1/4
IN OR 2082/186
(EX PT IN OR 2563/358)

CARTER PAULA LEA & ROBERT D
8069 MOTES ROAD
BRYCEVILLE, FL 32009

2025

29-1S-24-0000-0002-0040



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	10	ABOVE AVG 100	0900	01	3,585	93.8790	123.92	444,253	1977	1986	0	0	0	16.50	83.50	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1978													Heated Area: 2395													
Roof Cover	12	MODULAR MT 100														HX Base Yr 1978													
Interior Wall	05	DRYWALL 90																											
Interior Wall	04	PLYWOOD 10																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	100																											
Bathrooms	3	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	1,831	100	1993	1,831	189,460																								
BAS	444	100	2002	444	45,942																								
BAS	120	100	2009	120	12,416																								
FEP	368	80	1993	294	30,421																								
FEP	680	80	2009	544	56,289																								
FGR	536	55	1993	295	30,524																								
FOP	36	30	1993	11	1,138																								
FST	80	55	1993	44	4,552																								
PTO	42	5	2002	2	207																								
TOTALS	4,137			3,585	370,951																								
EXTRA FEATURES						8069 MOTES RD, BRYCEVILLE																							
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	38	760													
2	0812	CONCRETE C	0	100	0	0	2,642.00	SF	4.00	4.00	100	1980	1980	3	30	3,170													
3	0861	POOL GUNIT	0	100	14	32	448.00	SF	46.75	46.75	100	1989	1989	3	20	4,189													
4	0845	KOOL DECK	0	100	4	107	428.00	SF	7.25	7.25	100	1989	1989	3	54.5	1,691													
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	20	1,000													
6	1242	WD DECK A	0	100	0	0	1,726.00	SF	10.00	10.00	100	1998	1998	3	20	3,452													
7	0510	GARAGE WD-	0	100	36	30	1,080.00	SF	35.00	35.00	100	1995	1995	3	20	7,560													
8	0812	CONCRETE C	0	100	0	0	1,920.00	SF	4.00	4.00	100	2000	2000	3	77	5,914													
9	0350	CARPORT WD	0	100	40	25	1,000.00	SF	13.00	13.00	100	2009	2009	3	35	4,550													
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840													
LAND DESCRIPTION						TOTAL OB/XF 34,126																							
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100	0006	OR	0.00	0.00	2.31	AC		1.00	1.00	1.00	35,000.00	35,000.00	80,850												
REVIEW DATE 05/17/2022 BY TWA Total Acres: 2.31 Total Land Value: 80,850 Market: 0 Agricultural: 0 Common: 80,850 PRINTED 07/30/2025 BY SYS																													

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