W165 FT OF E990 FT OF
N1/2 OF NW1/4
PT OR 1373/159

WOLFF WILLIAM C & MARIE C
32074 DAWN LANE
BRYCEVILLE, FL 32009

2025

29-1S-24-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

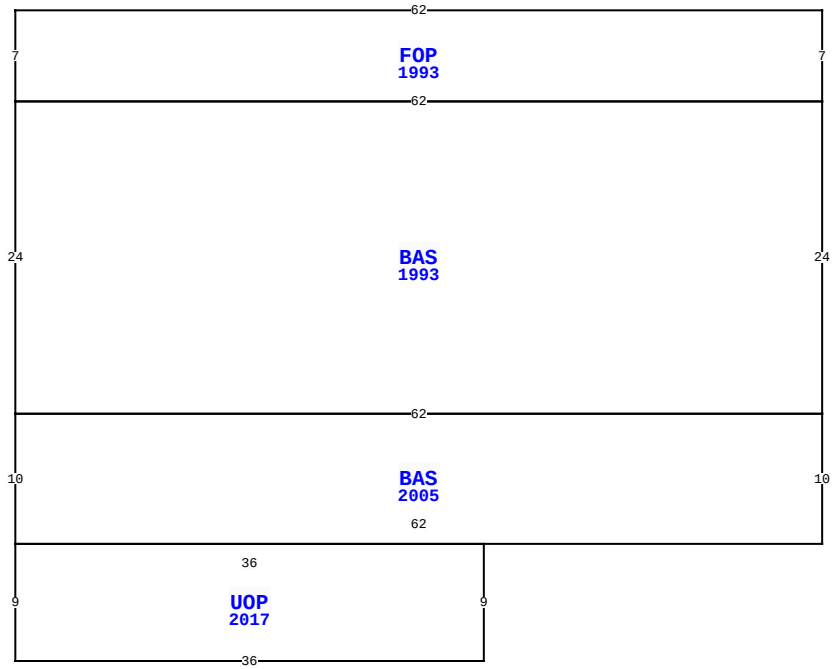
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,488	100	1993	1,488	44,140
BAS	620	100	2005	620	18,392
FOP	434	30	1993	130	3,856
UOP	324	25	2017	81	2,403
TOTALS	2,866			2,319	68,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,319	123.6000	98.88	229,303	1973	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2007 Heated Area: 2108 HX Base Yr 2007



32074 DAWN LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		68,791
TOTAL MARKET OB/XF VALUE		34,672
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		192,713
SOH/AGL Deduction		114,594
ASSESSED VALUE		78,119
TOTAL EXEMPTION VALUE	HX HB VX SX	78,119
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		192,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703510	GARAGE	27,054	06/09/2017
4366	REPAIR/RRF	16,792	09/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0159	12/12/2005	WD	Q	I		210,000
GRANTOR: SESSOMS DAVID R						
GRANTEE: WOLFF WILLIAM C & M						
0750/0958	2/05/1996	WD	Q	I	06	800
GRANTOR: SESSOMS THERESA SMITH						
GRANTEE: SESSOMS DAVID RUSSE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W62 S7 BAS=[YR=1993] S24 BAS=[YR=2005] S10
UOP=[YR=2017] S9 E36 N9 W36$ E62 N10 W62$ E62 N24 W62$ E62
N7$.

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	0510	GARAGE WD-	0	100	24	23	552.00	SF	28.00	28.00	100	1974	1974	3	20	3,091	
2	0681	POLE SHED	0	100	0	0	1,300.00	SF	15.00	15.00	100	2008	2008	3	48	9,360	
3	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2015	2015	3	95	3,339	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2017	2017	3	81	17,010	
5	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2017	2017	3	96	1,872	

LAND DESCRIPTION

TOTAL OB/XF 34,672

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	0006	OR	0.00	0.00	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS