W165 FT OF E1650 FT OF
N1/2 OF NW1/4
IN OR 2765/1986

THORNTON STELLA I L/E/
PO BOX 10
BRYCEVILLE, FL 32009-0010

2025

29-1S-24-0000-0003-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

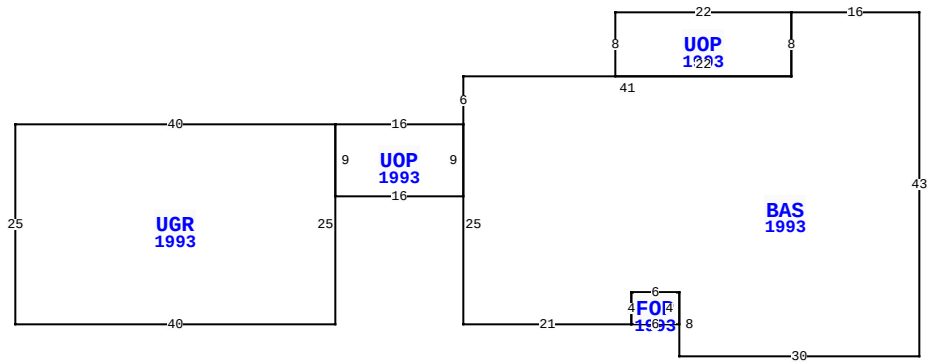
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100	1993	1,991	154,410
FOP	24	30	1993	7	543
UGR	1,000	45	1993	450	34,899
UOP	144	20	1993	29	2,249
UOP	176	20	1993	35	2,714
TOTALS	3,335			2,512	194,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	102.7200	102.72	258,033	1975	1975	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 0 Heated Area: 1991 HX Base Yr 1976



7950 RE THORNTON DR, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		194,815
TOTAL MARKET OB/XF VALUE		15,452
TOTAL LAND VALUE - MARKET		145,800
TOTAL MARKET VALUE		356,067
SOH/AGL Deduction		187,818
ASSESSED VALUE		168,249
TOTAL EXEMPTION VALUE	HX HB WX VX SL	168,249
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		356,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1986	2/03/2025	SW	U	I	11	100
GRANTOR: THORNTON STELLA I						
GRANTEE: WHIDDON MYRNA LYNN						
0115/0699	10/05/1971	QC	Q	V		5,500
GRANTOR: BRYCE G WILLIAM & VIR						
GRANTEE: THORNTON RONALD E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] W22 S8 E22 N8$ S8 W41 S6
UOP=[YR=1993] W16 UGR=[YR=1993] W40 S25 E40N25$ S9 E16 N9$
S25 E21 FOP=[YR=1993] E6 N4 W6S4 $ N4 E6 S8 E30 N43$.

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	1980	1980	3	44	1,540	
2	0866	POOL FIBER	0	100	0	0	660.00	SF	72.00	72.00	100	1981	1981	3	20	9,504	
3	0812	CONCRETE C	0	100	0	0	2,300.00	SF	4.00	4.00	100	1984	1984	3	41	3,772	
4	0845	KOOL DECK	0	100	0	0	270.00	SF	7.25	7.25	100	1981	1981	3	32.5	636	

LAND DESCRIPTION

TOTAL OB/XF 15,452

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	4.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	145,800							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 4.86 Total Land Value: 145,800 Market: 0 Agricultural: 0 Common: 145,800 PRINTED 07/30/2025 BY SYS