PT OF NE1/4 OF SEC 33-1N-24E
IN OR 2788/1753 & ESMT IN
OR 1519/1903 (EX PT IN

THOMAS STEPHEN W & KIMBERLY ANN L/E/
8601 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

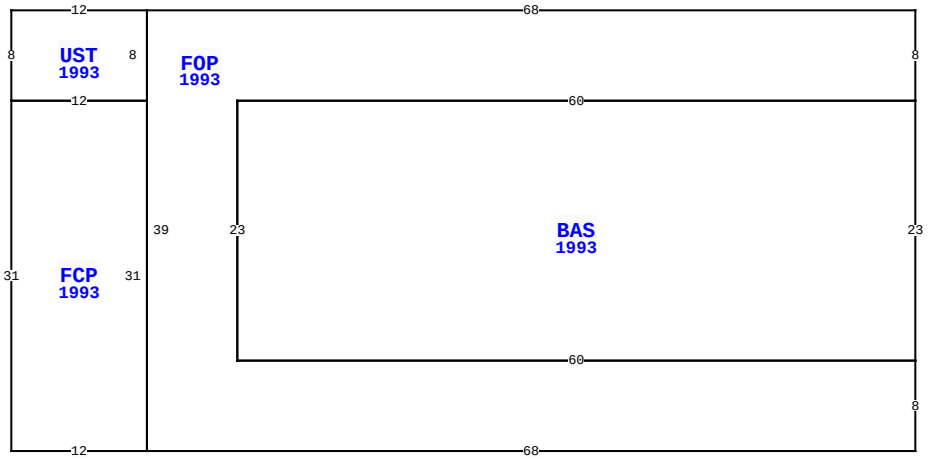
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,380	100	1993	1,380	37,955
FCP	372	25	1993	93	2,558
FOP	1,272	30	1993	382	10,507
UST	96	55	1993	53	1,458
TOTALS	3,120			1,908	52,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,908	114.6000	91.68	174,925	1974	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1380 HX Base Yr



8608 THOMAS TRAILS RD, 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	52,478
TOTAL MARKET OB/XF VALUE	4,943
TOTAL LAND VALUE - MARKET	72,100
TOTAL MARKET VALUE	129,521
SOH/AGL Deduction	5,493
ASSESSED VALUE	124,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,028
TOTAL JUST VALUE	129,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982302	MH MOVE-ON	0	07/01/1998
MHU95850	MH MOVE-ON	0	03/03/1995
7416	NEW CONSTR	68,019	07/24/1991
8476	MH MOVE-ON	3,000	03/15/1991
8358	MH MOVE-ON	1,500	11/07/1990
6611	TEMP POLE	75	04/16/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1753	5/12/2025	WD	U	I	11	100
GRANTOR: THOMAS STEPHEN W & KI						
GRANTEE: THOMAS CHARLES STEP						
2602/1090	11/14/2022	WD	U	I	11	100
GRANTOR: THOMAS FAMILY REVOCAB						
GRANTEE: INGALLS MARILYN S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W68 UST=[YR=1993] W12 S8 FCP=[YR=1993] S31 E12 N31 W12$ E12 N8$ S39 E68 N8 BAS=[YR=1993] N23 W60 S23 E60$ W60 N23 E60 N8$.

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	0	16	20	320.00	SF	26.95	26.95	100	1990	1990	3	20	1,725	
2	0811	CONCRETE B	0	0	13	68	884.00	SF	5.20	5.20	100	1996	1996	3	70	3,218	

LAND DESCRIPTION

TOTAL OB/XF 4,943

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	0	0007	OR	0.00	0.00	2.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,100							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 2.06 Total Land Value: 72,100 Market: 0 Agricultural: 0 Common: 72,100 PRINTED 07/30/2025 BY SYS