PT SEC 33-1N-24E
IN OR 2046/1014
ESMT PT OR 1519/1903

SCHRECK DAVID MARTIN & JOY G
8608 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

THOMAS TRAILS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,612
TOTAL MARKET VALUE	13,612
SOH/AGL Deduction	5,574
ASSESSED VALUE	8,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,038
TOTAL JUST VALUE	13,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/1014	5/05/2015	SW	U	V	11	100
GRANTOR: THOMAS LOIS E						
GRANTEE: SCHRECK DAVID MARTI						
0583/1241	10/11/1989	PR	U	V	11	0
GRANTOR: ARMSTRONG BETTY G, JA						
GRANTEE: THOMAS CHARLES J &						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0		OR	0.00	0.00	1.21	AC		1.00	1.00	0.25	45,000.00	11,250.00	13,612							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.21 Total Land Value: 13,612 Market: 0 Agricultural: 0 Common: 13,612 PRINTED 07/30/2025 BY SYS