PT SEC 33-1N-24E
IN OR 2788/1756
ESMT PT OR 1519/1903

THOMAS STEPHEN W & KIMBERLY A L/E/
8601 THOMAS TRAILS ROAD
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

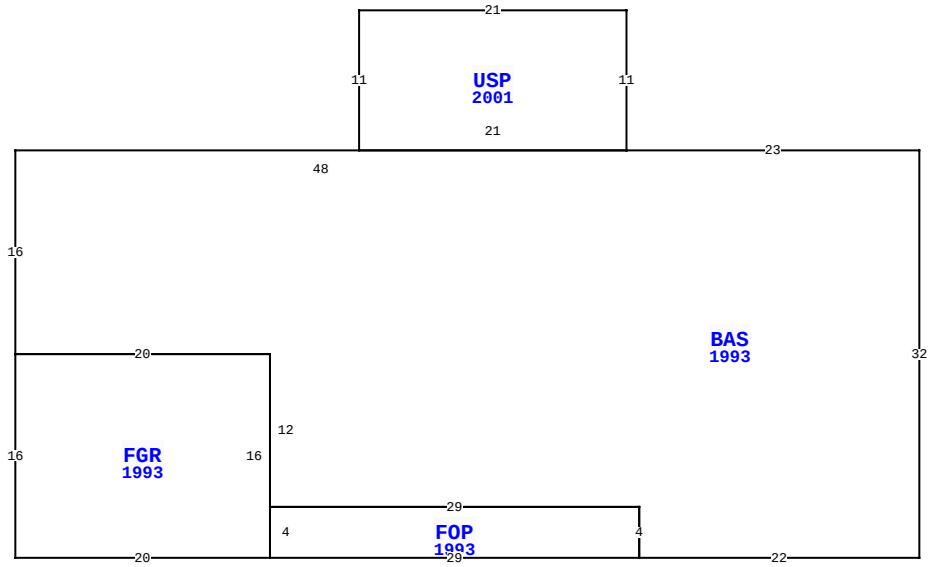
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	1,836	100	1993	1,836	182,379
FGR	320	55	1993	176	17,483
FOP	116	30	1993	35	3,477
USP	231	30	2001	69	6,854
TOTALS	2,503			2,116	210,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	95.2560	125.74	266,066	1991	1996	0	0	0	21.00	79.00

1 SNGL FAM – 100% - 0 Heated Area: 1836 HX Base Yr



8601 THOMAS TRAILS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,192
TOTAL MARKET OB/XF VALUE		10,416
TOTAL LAND VALUE - MARKET		368,000
TOTAL MARKET VALUE		285,533
SOH/AGL Deduction		150,938
ASSESSED VALUE		134,595
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		78,873
TOTAL JUST VALUE		588,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012207	REPAIR/RRF	10,400	11/26/2019
7556	NEW CONSTR	74,550	10/01/1991
8530	MH MOVE-ON	8,000	05/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1756	5/12/2025	WD	U	I	11	100
GRANTOR: THOMAS STEPHEN W & KI						
GRANTEE: THOMAS CHARLES STEP						
0649/0179	2/14/1992	WD	Q	V	01	100
GRANTOR: THOMAS CHARLES & L E						
GRANTEE: THOMAS STEPHEN & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 USP=[YR=2001] N11 W21 S11 E21$ W48 S16 FGR=[YR=1993] S16 E20 FOP=[YR=1993] E29 N4 W29 S4$ N16 W20$ E20 S12 E29 S4 E22 N32$.

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	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	100	0	0	423.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,636	
3	0510	GARAGE WD-	0	100	32	20	640.00	SF	35.00	35.00	100	1992	1992	3	20	4,480	
4	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	1992	1992	3	20	960	
5	0681	POLE SHED	0	100	32	10	320.00	SF	15.00	15.00	100	1992	1992	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 10,416

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005010	A	SERVICE ACRE	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	525.00	525.00	19,425							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	323,000							

REVIEW DATE 02/23/2021 BY TWX Total Acres: 39.00 Total Land Value: 64,925 Market: 323,000 Agricultural: 19,925 Common: 45,000 PRINTED 07/30/2025 BY SYS