

INGALLS JOHN M III & ANN
8490 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

33-1N-24-0000-0001-0200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		30	VINYL 100		0800		02	2,108	140.1600	119.14	251,147		2017	2017	0	0	0	15.00	85.00	VALUATION BY STANDARD														
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2024										Heated Area: 2108					HX Base Yr 2024					Tax Group: 6 Tax Dist:									
Roof Cover		05	COMP SHNGL 100		31 68 68 31 BAS 2017										BUILDING MARKET VALUE 213,475																			
Interior Wall		03	DRYWALL 100												TOTAL MARKET OB/XF VALUE 0																			
Interior Floo		14	CARPET 70												TOTAL LAND VALUE - MARKET 181,500																			
Interior Floo		08	SHT VINYL 30												TOTAL MARKET VALUE 261,335																			
Air Condition		03	CENTRAL 100												SOH/AGL Deduction 22,387																			
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE 238,948																			
Bedrooms			3 100												TOTAL EXEMPTION VALUE HX HB 50,722																			
Bathrooms			2 100												BASE TAXABLE VALUE 188,226																			
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE 394,975																			
Stories		0	0 100												NCON VALUE 0																			
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE 362,434																													
Quality		05	Quality Level 05																															
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	2,108	100	2017	2,108	213,475																													
TOTALS		2,108			2,108	213,475																												
EXTRA FEATURES					8490 THOMAS TRAILS RD, BRYCEVILLE										BLD DATE				LGL DATE		05/21/2025		MLU DC											
															XF DATE				LAND DATE															
															INC DATE				AG DATE		04/09/2024													
L N	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																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR			1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
2	005601	A	TIMBER 3 P S	0		OR			5.00	AC		1.00	1.00	1.00	330.00	330.00	1,650																	
3	006740	A	BEEES	0		OR			2.00	AC		1.00	1.00	1.00	605.00	605.00	1,210																	
4	009910	M	MARKET VALUE	0		OR			7.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,500																	
REVIEW DATE 04/09/2024 BY DC Total Acres: 8.00 Total Land Value: 47,860 Market: 136,500 Agricultural: 2,860 Common: 45,000 PRINTED 07/30/2025 BY SYS																																		