

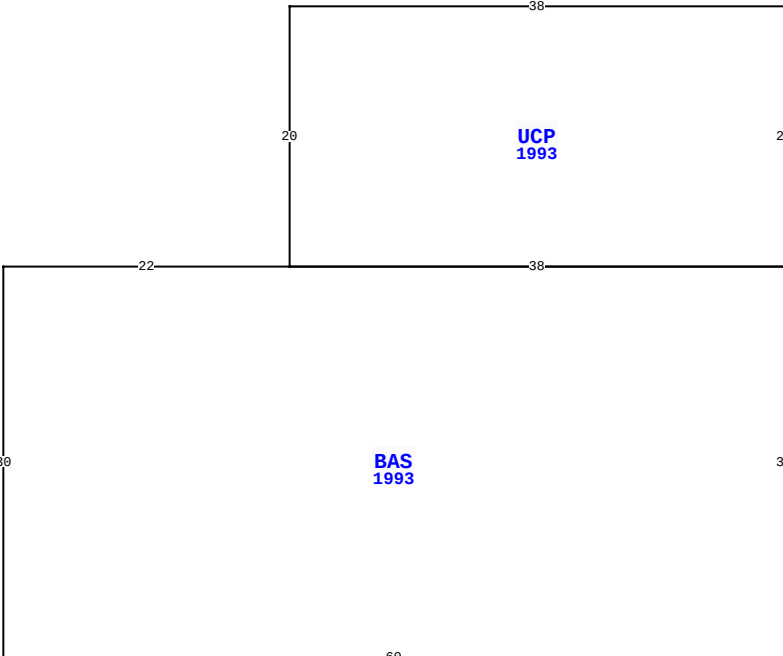
THURNE CHRISTOPHER J
8035 WILDCAT WAY
BRYCEVILLE, FL 32009

33-1S-23-0000-0003-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNC1	NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		15	CONC BLOCK 100							6500	01	1,952	40.0330	14.81	28,909	1975	1975	0	0	50.00	50.00	VALUATION BY					STANDARD																	
Roof Structure		03	GABLE/HIP 100							2 GARAGE RES - 100% - 2023										Heated Area: 1800										HX Base Yr 2023					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										224,419									
Interior Floor		03	CONC FINSH 100																						TOTAL MARKET OB/XF VALUE										16,016									
Frame		03	MASONRY 100																						TOTAL LAND VALUE - MARKET										90,000									
Stories		1.	1. 100																						TOTAL MARKET VALUE										330,435									
BUD8 Adjustme			N/A 100																						SOH/AGL Deduction										174,503									
Occupancy		00	NONE 100																						ASSESSED VALUE										155,932									
																									TOTAL EXEMPTION VALUE										HX HB 50,722									
																									BASE TAXABLE VALUE										105,210									
																									TOTAL JUST VALUE										330,435									
																									NCON VALUE										0									
										INCOME VALUE																																		
										PREVIOUS YEAR MKT VALUE										306,475																								
Quality		02	Quality Level 02																																									
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	1,800	100	1993	1,800	13,329																																							
UCP	760	20	1993	152	1,126																																							
TOTALS		2,560			1,952	14,454																																						
EXTRA FEATURES										8035 WILDCAT WAY, BRYCEVILLE										BLD DATE				LGL DATE		05/09/2025		MLU																
																				XF DATE				LAND DATE																				
																				INC DATE				AG DATE																				
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				