PT E1/2 OF NW1/4
IN OR 2823/906
ESMT IN OR 2810/1174

HANSON DUSTIN E & KAITLYN J
10992 SHERI LN
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0002-0340

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03

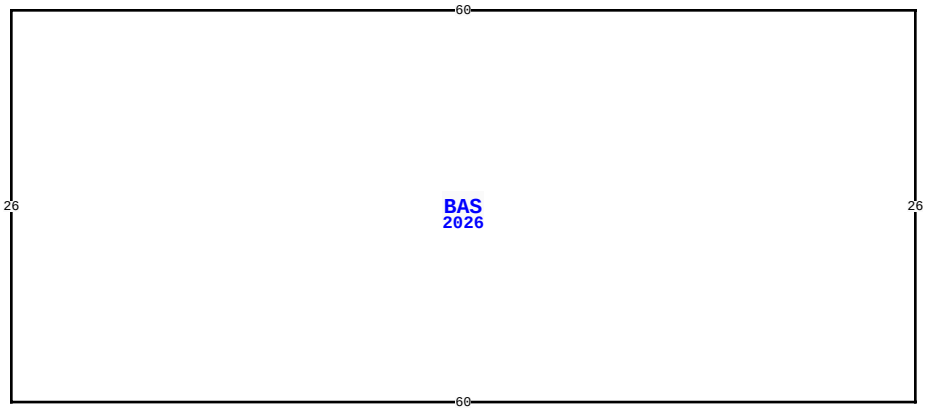
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2026	1,560	160,679
TOTALS	1,560			1,560	160,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	115.6000	104.04	162,302	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1560 HX Base Yr 2026



10992 SHERI LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,679
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		86,360
TOTAL MARKET VALUE		247,039
SOH/AGL Deduction		0
ASSESSED VALUE		247,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,628
TOTAL JUST VALUE		247,039
NCON VALUE		160,679
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250009978	N MFH 504	0	09/05/2025
250011084			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/906	10/17/2025	WD	Q	V	01	273,900
GRANTOR: MO 2024 SHERI LANE TR						
GRANTEE: HANSON DUSTIN E & K						
2754/1147	12/02/2024	WD	U	V	37	100,000
GRANTOR: DEXTER CYNTHIA DESIRE						
GRANTEE: MO 2024 SHERI LANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,0] E60 S26 W60 N26 $
.

EXTRA FEATURES

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	000100	C	RES	100		OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	34,000.00	34,000.00	86,360							

REVIEW DATE 01/15/2026 BY WW Total Acres: 2.54 Total Land Value: 86,360 Market: 0 Agricultural: 0 Common: 86,360 PRINTED 07/09/2026 BY SYS