

PT OF SEC 7-1S-23E &  
PT OF SEC 8-1S-23E  
IN OR 2444/786

SHANNON CHAD E/SHANNON CHARLES E & JANICE O  
10843 ELLA AVENUE  
BRYCEVILLE, FL 32009

2026

08-1S-23-0000-0004-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 13 | LVT/LAMNT 30   |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 02 | CONVECTION 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 03 | MASONRY 100    |
| Stories                  |    | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| 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       | 1,352            | 100         | 1993 | 1,352        | 103,903              |
| FSP       | 140              | 40          | 1993 | 56           | 4,304                |
| TOTALS    | 1,492            |             |      | 1,408        | 108,207              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1              | 0200       | BARN WD 0-  | 0   | 0   | 0 | 0 | 300.00 | SF | 20.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0007 | OR       | 0.00  | 0.00  | 11.00       |

REVIEW DATE 01/01/2023 BY CD

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                                | 01  | 1,408     | 96.3040     | 101.12         | 142,377        | 1977 | 1977 | 0    | 0    | 0 | 24.00 | 76.00  |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 1060 BRIE WAY, BRYCEVILLE                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF 1,200 |            |             |     |     |   |   |        |    |       |                |           |         |             |
|-------------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1                 | 0200       | BARN WD 0-  | 0   | 0   | 0 | 0 | 300.00 | SF | 20.00 | 20.00          | 100       | 1980    | 1980        |

| TOTAL OB/XF 1,200 |            |             |     |     |   |   |        |    |       |                |           |         |             |
|-------------------|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1                 | 0200       | BARN WD 0-  | 0   | 0   | 0 | 0 | 300.00 | SF | 20.00 | 20.00          | 100       | 1980    | 1980        |

Market: 0 Agricultural: 0 Common: 205,700

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 6 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 6              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 108,207   |               |
| TOTAL MARKET OB/XF VALUE  |  | 1,200     |               |
| TOTAL LAND VALUE - MARKET |  | 205,700   |               |
| TOTAL MARKET VALUE        |  | 315,107   |               |
| SOH/AGL Deduction         |  | 77,121    |               |
| ASSESSED VALUE            |  | 237,986   |               |
| TOTAL EXEMPTION VALUE     |  | 0         |               |
| BASE TAXABLE VALUE        |  | 237,986   |               |
| TOTAL JUST VALUE          |  | 315,107   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  | 0         |               |
| PREVIOUS YEAR MKT VALUE   |  | 292,476   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2444/0786                      | 3/12/2021 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: SHANNON CHARLES E & J |           |           |     |     |        |            |  |
| GRANTEE: SHANNON CHAD E & CH   |           |           |     |     |        |            |  |
| 2293/1586                      | 7/26/2019 | QC U      | V   | V   | 11     | 100        |  |
| GRANTOR: BRYANT SHEAN          |           |           |     |     |        |            |  |
| GRANTEE: SHANNON CHARLES EDW   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                               |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W4 FSP=[YR=1993] N10 W14 S10 E14\$ W36 S31 E18 S8 E14 N8 E8 N31\$ . |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF 1,200 |            |             |     |     |   |   |        |    |       |
|-------------------|------------|-------------|-----|-----|---|---|--------|----|-------|
| L N               | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R |
| 1                 | 0200       | BARN WD 0-  | 0   | 0   | 0 | 0 | 300.00 | SF | 20.00 |

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