

PT NW1/4 IN OR 2118/29  
(EX PT IN OR 1491/1506, OR 2256/  
OR 2544/245, OR 2676/1904)

WIGHTMAN MARK & JANNETTE  
9823 SIERRA GATEWAY  
BRYCEVILLE, FL 32009

2026

17-1S-23-0000-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 90  |
| Exterior Wall            | 05 | AVERAGE 10     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 07 | CORK/VTILE 20  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 06 | DIST 1D 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG      |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 09 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 9001.00 |
|------------------|---------|

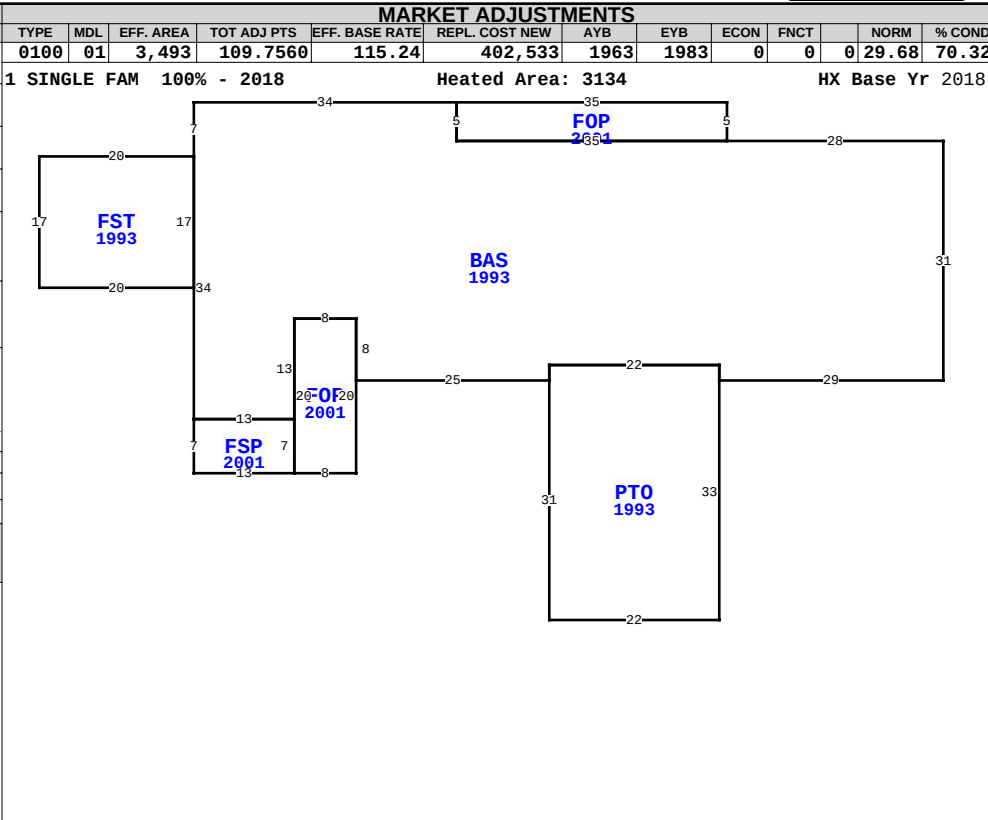
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,134            | 100         | 1993 | 3,134        | 253,969              |
| FOP       | 160              | 30          | 2001 | 48           | 3,890                |
| FOP       | 175              | 30          | 2001 | 52           | 4,214                |
| FSP       | 91               | 40          | 2001 | 36           | 2,918                |
| FST       | 340              | 55          | 1993 | 187          | 15,154               |
| PTO       | 726              | 5           | 1993 | 36           | 2,918                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,626 |  |  | 3,493 | 283,061 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |           |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 2              | 0200       | BARN WD 0-  | 0   | 100 | 33 | 53 | 1,749.00 | SF | 15.00 | 15.00          | 100       |
| 3              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 144.00   | SF | 10.00 | 10.00          | 100       |
| 4              | 0680       | POLE SHED   | 1   | 100 | 18 | 12 | 216.00   | SF | 10.00 | 10.00          | 100       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 005000   | C   | AGRICULTURAL         | 100 | 0004 | OR       | 0.00  | 0.00  | 2.00        | AC        |     |
| 2                | 009530   | C   | POND                 | 100 |      | OR       | 0.00  | 0.00  | 1.82        | AC        |     |
| 3                | 006000   | A   | PASTURE - HA         | 0   |      | OR       | 0.00  | 0.00  | 24.00       | AC        |     |
| 4                | 005901   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 16.81       | AC        |     |
| 5                | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 42.63       | AC        |     |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 03/22/2024 | BY | DC |
|-------------|------------|----|----|



9823 SIERRA GATEWAY, BRYCEVILLE

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,285       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,285       |  |  |  |  |  |  |  |  |  |  |  |

|              |       |                   |        |         |         |               |        |         |        |
|--------------|-------|-------------------|--------|---------|---------|---------------|--------|---------|--------|
| Total Acres: | 44.63 | Total Land Value: | 38,792 | Market: | 468,930 | Agricultural: | 12,242 | Common: | 26,550 |
|--------------|-------|-------------------|--------|---------|---------|---------------|--------|---------|--------|

| NASSAU COUNTY PROPERTY    |           |  |  |
|---------------------------|-----------|--|--|
| PAGE 1 of 2               |           |  |  |
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 299,917   |  |  |
| TOTAL MARKET OB/XF VALUE  | 7,285     |  |  |
| TOTAL LAND VALUE - MARKET | 495,480   |  |  |
| TOTAL MARKET VALUE        | 345,994   |  |  |
| SOH/AGL Deduction         | 215,730   |  |  |
| ASSESSED VALUE            | 130,264   |  |  |
| TOTAL EXEMPTION VALUE     | 51,411    |  |  |
| BASE TAXABLE VALUE        | 78,853    |  |  |
| TOTAL JUST VALUE          | 802,682   |  |  |
| NCON VALUE                | 0         |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 733,102   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 94381      | MH MOVE-ON  | 45,000 | 02/01/1994 |

| SALES DATA                     |           |           |       |       |         |
|--------------------------------|-----------|-----------|-------|-------|---------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD  |
| 2118/0029                      | 5/02/2017 | WD Q      | Q     | I     | 01      |
| GRANTOR: COLLINS RALPH W       |           |           |       |       | 210,000 |
| GRANTEE: WIGHTMAN MARK & JAN   |           |           |       |       |         |
| 2118/0026                      | 5/02/2017 | WD U      | I     | I     | 11      |
| GRANTOR: BARNES REBECCA EVON A |           |           |       |       | 100     |
| GRANTEE: COLLINS RALPH W       |           |           |       |       |         |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W28 FOP=[YR=2001] N5 W35 S5 E35 \$ W35 N5 W34 S7 FST=[YR=1993] W20 S17 E20 N17 \$ S34 FSP=[YR=2001] S7 E13 FOP=[YR=2001] E8 N20 W8 S20 \$ N7 W13 \$ E13 N13 E8 S8 E25 PTO=[YR=1993] S31 E22 N33 W22 S2 \$ N2 E22 S2 E29 N31 \$ . |  |  |  |  |  |  |  |  |  |  |  |

[illegible]