LOT 24 R497858
IN OR 626 PG 1008
CONSERVATION ESMT OR 729/723

LEONI RICHARD J/PARROTT WANDA F EST
8977 OLD WIRE RD
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0024-0000

NASSAU COUNTY PROPERTY

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		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

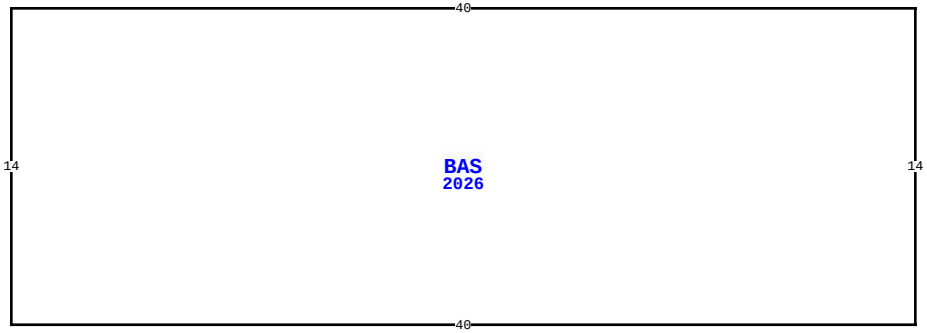
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2026	560	60,632
TOTALS	560			560	60,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	560	122.7600	110.48	61,869	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 2026 Heated Area: 560 HX Base Yr



8977 OLD WIRE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		73,005
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		83,300
TOTAL MARKET VALUE		156,305
SOH/AGL Deduction		28,888
ASSESSED VALUE		127,417
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		76,006
TOTAL JUST VALUE		156,305
NCON VALUE		60,632
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250010085	CO	0	09/09/2025
MH250004387	REPLACEMENT 2023	0	04/24/2025
B250001546	DEMO MOBILE HOME	5,000	02/13/2025
8817	MH MOVE-ON	18,000	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/1008	5/22/1991	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: LEONI R & PARROTT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,20] E40 S14 W40 N14 $
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EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	50	0006	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	34,000.00	34,000.00	83,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.45 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/09/2026 BY SYS

LOT 24 R497858
IN OR 626 PG 1008
CONSERVATION ESMT OR 729/723

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8977 OLD WIRE RD
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

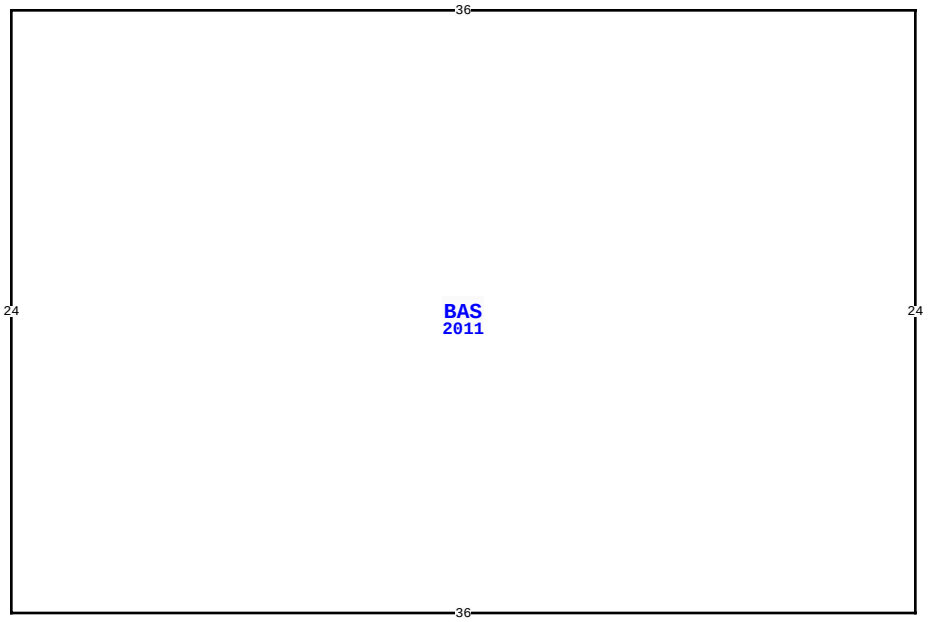
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2011	864	12,373
TOTALS	864			864	12,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	54.0000	21.06	18,196	2004	2004	0	0	0	32.00	68.00

2 GARAGE RES 50% - 0 Heated Area: 864 HX Base Yr



8977 OLD WIRE PL, BRYCEVILLE

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XF DATE		LAND DATE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/1008	5/22/1991	WD	Q	V		14,000

GRANTOR: STOKES-NASSAU INC
GRANTEE: LEONI R & PARROTT W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W36 S24 E36 N24$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.45 Total Land Value: 83,300 Market: 0 Agricultural: 0 Common: 83,300 PRINTED 07/09/2026 BY SYS