

LOT 27
IN OR 1850/1111
CONSERVATION ESMT OR 729/723

REINHARDT CHRISTOPHER S
9040 OLD WIRE PLACE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Occupancy	00	NONE 100

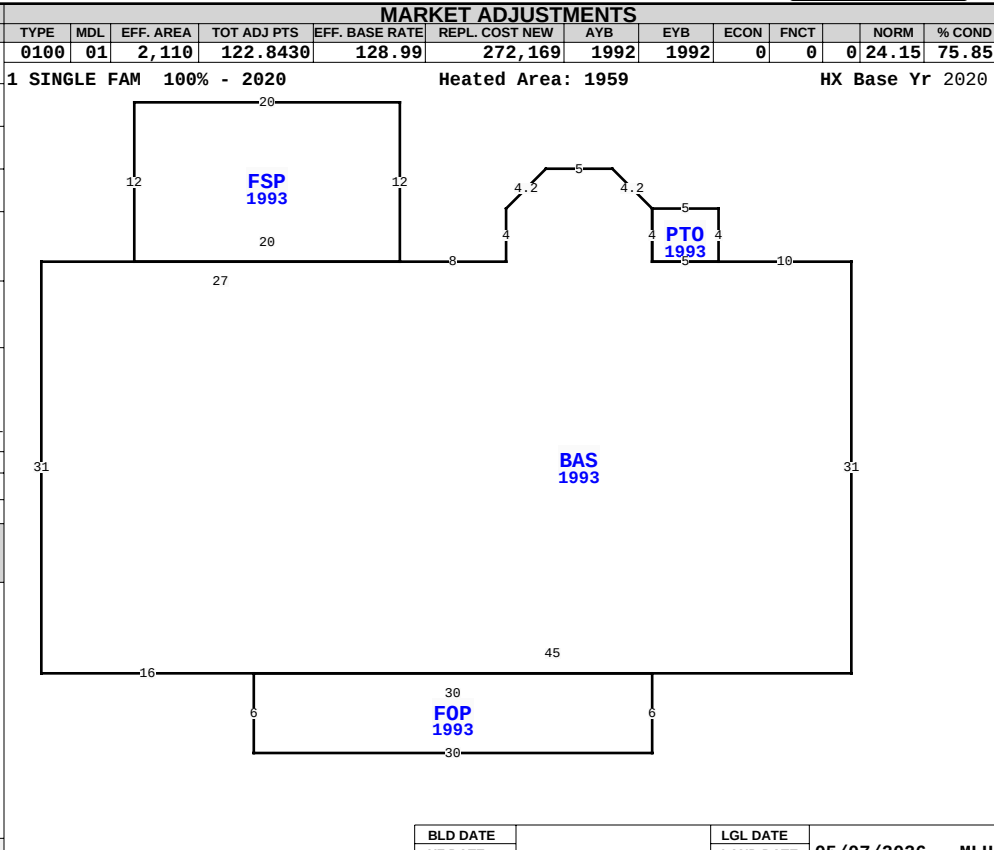
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,959	100	1993	1,959	191,666
FOP	180	30	1993	54	5,283
FSP	240	40	1993	96	9,393
PTO	20	5	1993	1	98
TOTALS	2,399			2,110	206,440

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0 100	37	22	814.00	SF	35.00	35.00
4	0681	POLE SHED	0 100	32	10	320.00	SF	15.00	15.00
6	1242	WD DECK A	0 100	0	0	260.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.79

REVIEW DATE 01/01/2023 BY CD



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0510	GARAGE WD-	0 100	37	22	814.00	SF	35.00	35.00
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TOTAL OB/XF									
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1	000100	C	RES	100	0006	OR	0.00	0.00	1.79

Total Acres: 1.79 Total Land Value: 71,600 Market: 0 Agricultural: 0 Common: 71,600

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	242,032								
TOTAL MARKET OB/XF VALUE	11,066								
TOTAL LAND VALUE - MARKET	71,600								
TOTAL MARKET VALUE	324,698								
SOH/AGL Deduction	112,368								
ASSESSED VALUE	212,330								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	160,919								
TOTAL JUST VALUE	324,698								
NCON VALUE	35,592								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	271,572								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007193	NEW RES AC	111,216	07/01/2025
8057	NEW CONSTR	90,558	05/04/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1850/1111	3/13/2013	QC	U	I	11	100	
GRANTOR: REINHARDT ELEANOR R							
GRANTEE: REINHARDT CHRISTOPH							
1056/1801	5/22/2002	QC	Q	I	01	100	
GRANTOR: REINHARDT ELEANOR R E							
GRANTEE: REINHARDT ELEANOR R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W10 PTO=[YR=1993] N4 W5 S4 E5\$ W5 N4 U3 L3 W5 D3 L3 S4 W8 FSP=[YR=1993] N12 W20 S12 E20\$ W27 S31 E16 FOP=[YR=1993] S6 E30 N6 W30\$E45 N31\$.									

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 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	05	STEEL 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
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	1,500	100	2026	1,500	33,962
UCP	360	20	2026	72	1,631
TOTALS	1,860			1,572	35,592

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	1,572	58.6500	22.87	35,952	2025	2025	0	0	0	1.00	99.00	

2 GARAGE RES

100% - 2026

Heated Area: 1500

HX Base Yr 2020

UCP
2026

BAS
2026

BLD DATE

LGL DATE