LOT 28
IN OR 1287/919
R568275 & R568276

GIVENS JOHN M
9080 OLD WIRE PLACE
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0028-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

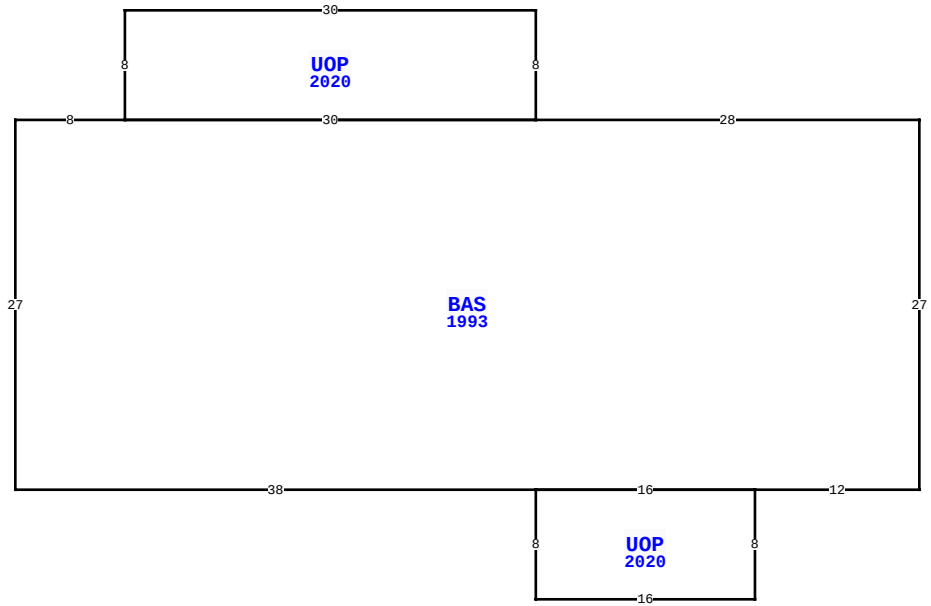
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	61,982
UOP	128	25	2020	32	1,113
UOP	240	25	2020	60	2,087
TOTALS	2,150			1,874	65,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,874	136.4000	115.94	217,272	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2006 Heated Area: 1782 HX Base Yr 2006



9080 OLD WIRE PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		65,182
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		137,182
SOH/AGL Deduction		75,033
ASSESSED VALUE		62,149
TOTAL EXEMPTION VALUE	HX HB WR	42,149
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037233	H/AC	0	01/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0919	1/12/2005	WD	U	I	21	84,000
GRANTOR: FAULKNER RICHARD R &						
GRANTEE: GIVENS JOHN M & SIB						
0692/0937	11/17/1993	WD	Q	I		53,900
GRANTOR: STOKES-NASSAU INC						
GRANTEE: FAULKNER RICHARD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W28 W30 W8 S27 E38 E16 E12 N27 $
UOP=[YR=2020;ORIG=-28,27] E16 S8 W16 N8 $
UOP=[YR=2020;ORIG=-58,-8] E30 S8 W30 N8 $
.

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	100	0006	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	40,000.00	40,000.00	72,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.80 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/09/2026 BY SYS