IN OR 2169/1868
EX ESMT IN OR 272/288
EX OR 973/912

DORSEY TIMOTHY L & KELLY C
8364 SPIKE PLACE
BRYCEVILLE, FL 32009

2026

19-1S-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

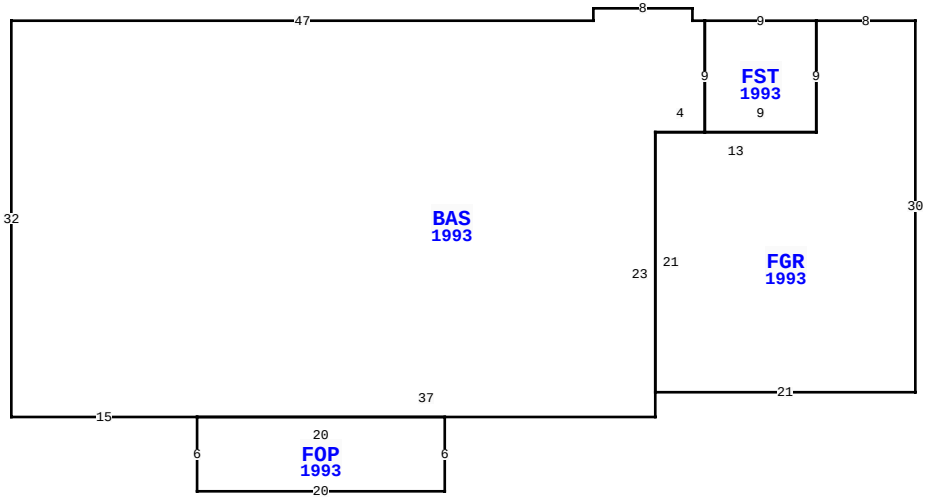
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,708	100	1993	1,708	230,439
FGR	513	55	1993	282	38,047
FOP	120	30	1993	36	4,857
FST	81	55	1993	45	6,072
TOTALS	2,422			2,071	279,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,071	107.2512	149.08	308,745	1991	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2019 Heated Area: 1708 HX Base Yr 2019



8364 SPIKE PL, BRYCEVILLE

BLD DATE	05/20/2011	JH	LGL DATE	
XF DATE	05/20/2011	JH	LAND DATE	05/12/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		279,414
TOTAL MARKET OB/XF VALUE		9,138
TOTAL LAND VALUE - MARKET		169,150
TOTAL MARKET VALUE		457,702
SOH/AGL Deduction		228,024
ASSESSED VALUE		229,678
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		178,267
TOTAL JUST VALUE		457,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24925	ADDITION	2,300	08/08/2011
E23698	ELEC OTHER	2,300	08/01/2011
B24895	ADDITION	13,000	07/01/2011
C21097	CO ISSUED	0	02/01/2008
B21097	ANTENAS	30,000	02/01/2008
E017764	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/1868	1/05/2018	WD	Q	I	01	272,000
GRANTOR: LUNSFORD RANDALL C &						
GRANTEE: DORSEY TIMOTHY L &						
1910/0102	3/25/2014	SW	U	I	12	160,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LUNSFORD RANDALL C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 FST=[YR=1993] W9 BAS=[YR=1993] W1 N1 W8 S1 W47 S32 E15 FOP=[YR=1993] S6 E20 N6 W20$ E37 N23 E4 N9$ S9 E9 N9$ S9 W13 S21 E21 N30$.

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
1	0200	BARN WD 0-	0	100	40	32	1,280.00	SF	20.00	20.00	100	1995	1995	3	20	5,120	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	
3	1242	WD DECK A	0	100	0	0	488.00	SF	5.00	5.00	100	2017	2017	3	70	1,708	

LAND DESCRIPTION

TOTAL OB/XF 9,138

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	21,000.00	21,000.00	150,150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.15 Total Land Value: 169,150 Market: 0 Agricultural: 0 Common: 169,150 PRINTED 07/09/2026 BY SYS