E1/2 OF S1/2 OF SW1/4 OF SW1/4
IN OR 2400/1343
ESMT OR 567/154 & OR 734/1082

THORPE CHRISTOPHER G & CLAIRE
9038 PONDEROSA PL
BRYCEVILLE, FL 32009

2026

27-1N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

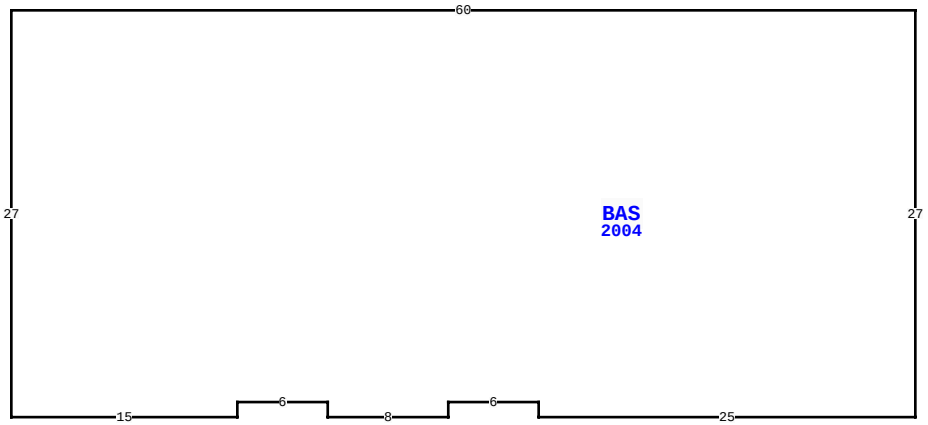
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2004	1,608	47,401
TOTALS	1,608			1,608	47,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,608	115.6000	98.26	158,002	1989	1994	0	0	0	70.00	30.00

1 M/H 93- 100% - 2021 Heated Area: 1608 HX Base Yr 2021



9038 PONDEROSA PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,606
TOTAL MARKET OB/XF VALUE		9,375
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		473,981
SOH/AGL Deduction		111,588
ASSESSED VALUE		362,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,982
TOTAL JUST VALUE		473,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010191	NEW SHINGLES	19,422	08/09/2023
21012637	XFOB	9,230	09/21/2021
B018925	NEW CONSTR	92,994	10/01/2001
B984823	SWIM POOL	20,000	04/01/1998
7915	NEW CONSTR	0	01/13/1992
7786	MH MOVE-ON	17,000	04/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2400/1343	10/09/2020	WD	Q	I	01	320,000
GRANTOR: CREWS PATRICIA C						
GRANTEE: THORPE CHRISTOPHER						
0341/0809	7/01/1981	WD	Q	V		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E15 N1 E6 S1 E8 N1 E6 S1 E25 N27$.

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	0940	SHEDS/PORT	0	100	14	8	112.00	SF	30.00	30.00	100	1991	1991	3	20	672	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	
6	0911	SCRN RM A	0	100	24	15	360.00	SF	18.00	18.00	100	2021	2021	3	86	5,573	

LAND DESCRIPTION

TOTAL OB/XF 9,375

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

E1/2 OF S1/2 OF SW1/4 OF SW1/4
IN OR 2400/1343
ESMT OR 567/154 & OR 734/1082

THORPE CHRISTOPHER G & CLAIRE
9038 PONDEROSA PL
BRYCEVILLE, FL 32009

2026

27-1N-24-0000-0004-0000

BUILDING CHARACTERISTICS

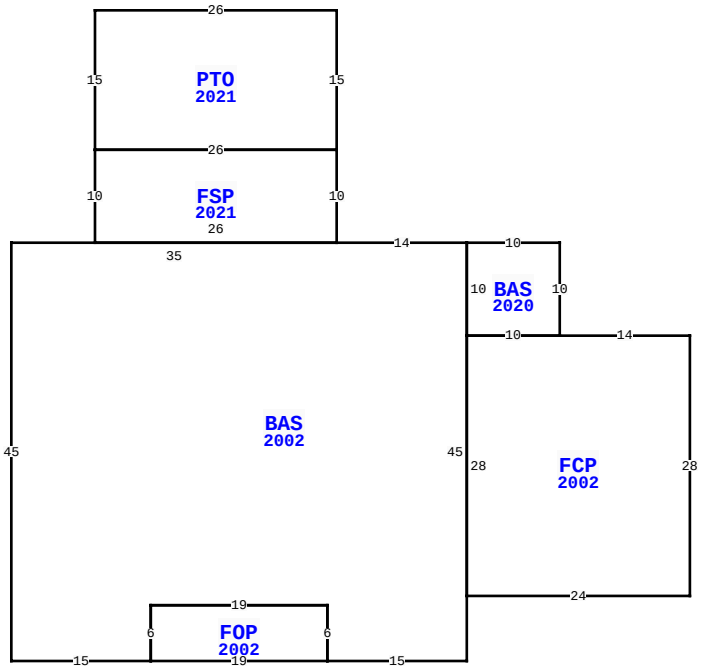
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2002	2,091	244,365
BAS	100	100	2020	100	11,687
FCP	672	25	2002	168	19,633
FOP	114	30	2002	34	3,973
FSP	260	40	2021	104	12,154
PTO	390	5	2021	20	2,337
TOTALS	3,627			2,517	294,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	100.8672	140.21	352,909	2002	2002	0	0	0	16.65	83.35

2 SNGL FAM 100% - 2021 Heated Area: 2191 HX Base Yr 2021



9038 PONDEROSA PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,606
TOTAL MARKET OB/XF VALUE		9,375
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		473,981
SOH/AGL Deduction		111,588
ASSESSED VALUE		362,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,982
TOTAL JUST VALUE		473,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7763	MH MOVE-ON	33,761	04/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2400/1343	10/09/2020	WD	Q	I	01	320,000
GRANTOR: CREWS PATRICIA C						
GRANTEE: THORPE CHRISTOPHER						
0341/0809	7/01/1981	WD	Q	V		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2002] W14 BAS=[YR=2020] N10 W10 BAS=[YR=2002] W14 FSP=[YR=2021] N10 PTO=[YR=2021] N15 W26 S15 E26$ W26 S10 E26$ W35 S45 E15 FOP=[YR=2002] E19 N6 W19 S6$ N6 E19 S6 E15 N45$ S10 E10$ W10 S28 E24 N28$.

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: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

E1/2 OF S1/2 OF SW1/4 OF SW1/4
IN OR 2400/1343
ESMT OR 567/154 & OR 734/1082

THORPE CHRISTOPHER G & CLAIRE
9038 PONDEROSA PL
BRYCEVILLE, FL 32009

2026

27-1N-24-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	06	Quality Level 06

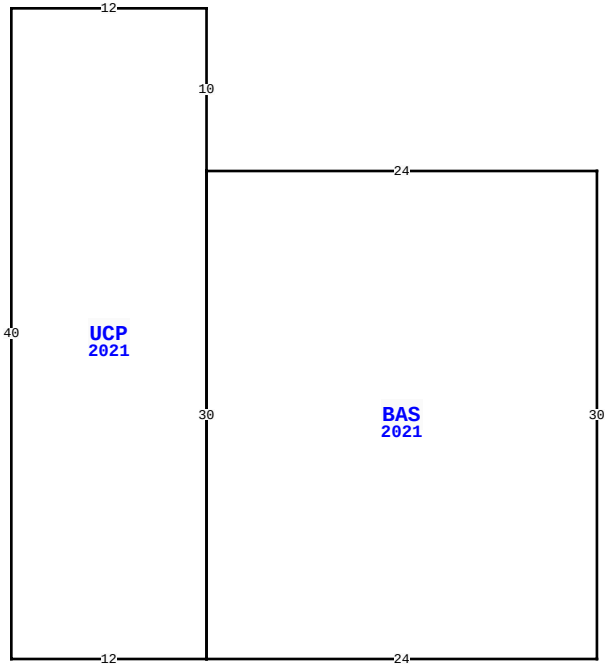
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2021	720	15,931
UCP	480	20	2021	96	2,124
TOTALS	1,200			816	18,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	87.2850	34.04	27,777	2003	2003	0	0	0	35.00	65.00

3 GARAGE RES 100% - 2021 Heated Area: 720 HX Base Yr 2021



9038 PONDEROSA PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		359,606
TOTAL MARKET OB/XF VALUE		9,375
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TOTAL JUST VALUE		473,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1343	10/09/2020	WD	Q	I	01	320,000
GRANTOR: CREWS PATRICIA C						
GRANTEE: THORPE CHRISTOPHER						
0341/0809	7/01/1981	WD	Q	V		24,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 UCP=[YR=2021] N10 W12 S40 E12 N30$ S30 E24 N30$.

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: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS