

W1/2 OF S1/2 OF SW1/4 OF SW1/4
IN OR 452/436
ESMT IN OR 389/38 & 392/37 &

CREWS DWAYNE A
8882 PONDEROSA PLACE
BRYCEVILLE, FL 32009

2026

27-1N-24-0000-0004-0010



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	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8005.00	

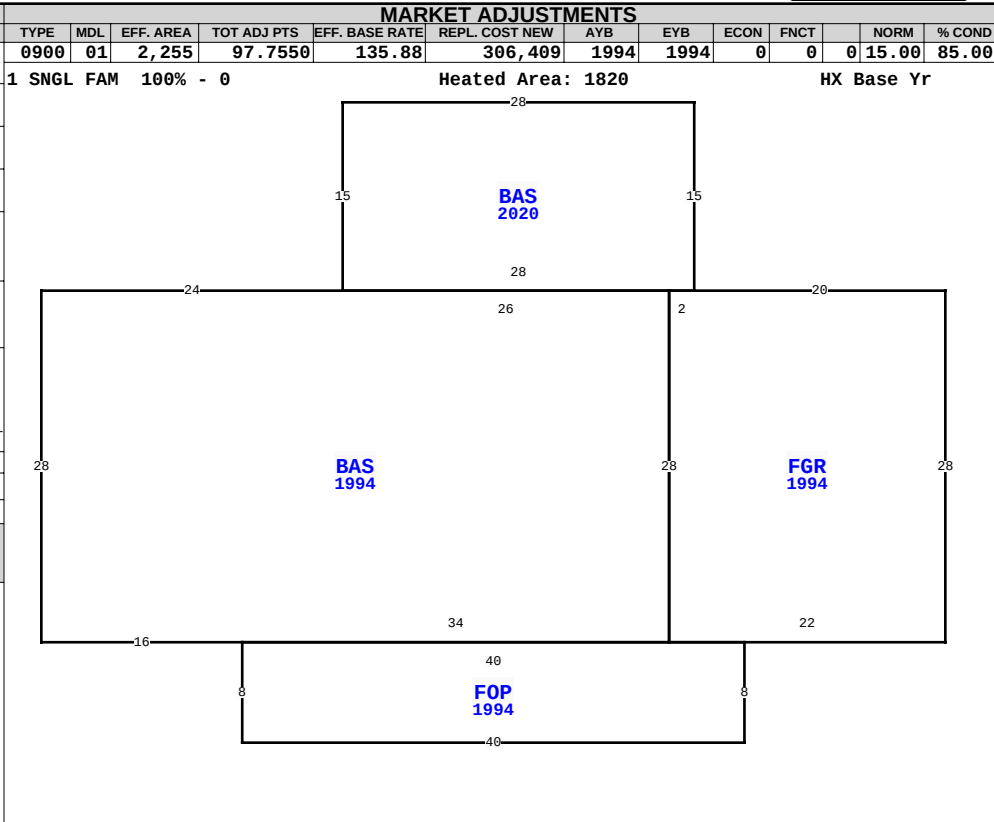
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1994	1,400	161,697
BAS	420	100	2020	420	48,510
FGR	616	55	1994	339	39,154
FOP	320	30	1994	96	11,087

TOTALS	2,756			2,255	260,448
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00
7	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00

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	0007	OR	0.00	0.00	5.00

REVIEW DATE	01/01/2023	BY	CD
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8882 PONDEROSA PL, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
5	0860	POOL/SPA	0	100	27	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
7	0681	POLE SHED	0	100	0	0	2,100.00	SF	15.00	15.00	100	2004	2004	3	30	9,450	

TOTAL OB/XF											54,470		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
07	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	1	

Total Acres: 5.00	Total Land Value: 105,000	Market: 0	Agricultural: 0	Common: 105,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		284,965	
TOTAL MARKET OB/XF VALUE		54,470	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		444,435	
SOH/AGL Deduction		221,352	
ASSESSED VALUE		223,083	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		171,672	
TOTAL JUST VALUE		444,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008206	GARAGE	52,647	09/08/2020
B996079	SWIM POOL	20,000	01/05/1999
5054	NEW CONSTR	1,025	02/16/1993
8341	NEW CONSTR	27,846	08/28/1992
5933	NEW CONSTR	47,911	08/21/1989
4397	N/A	47,161	09/28/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0452/0436	4/01/1985	WD	U	I		24,500			
GRANTOR:									
GRANTEE:									
0392/0378	7/01/1983	WD	Q	V		14,300			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1994] W20 BAS=[YR=2020] N15 W28 S15 BAS=[YR=1994] W24 S28 E16 FOP=[YR=1994] S8 E40 N8 W40\$ E34 N28 W26\$ E28\$ W2 S28 E22 N28\$.									

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[illegible]