W165 FT OF E495 FT OF
N1/2 OF NW1/4
IN OR 2442/1473

MATHIES SAMUEL & TRACI
8059 CABOOSE LN
BRYCEVILLE, FL 32009

2026

29-1S-24-0000-0003-0030

BUILDING CHARACTERISTICS

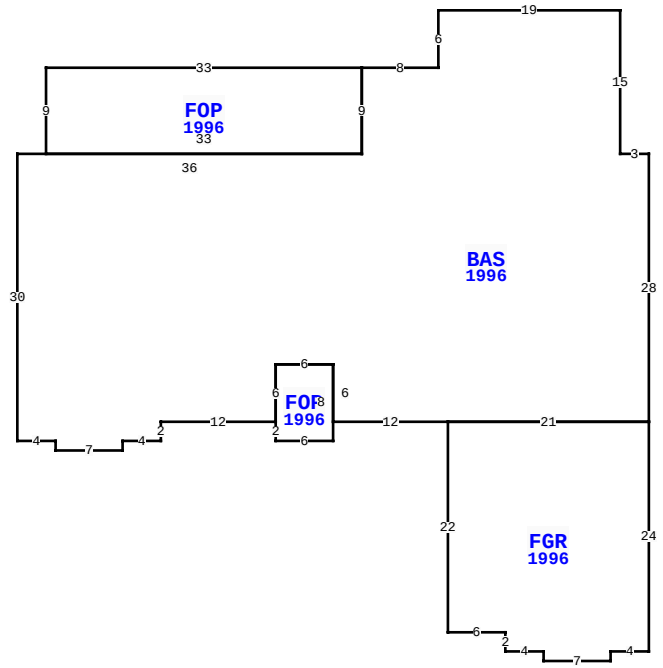
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,206	100	1996	2,206	351,271
FGR	499	55	1996	274	43,630
FOP	48	30	1996	14	2,229
FOP	297	30	1996	89	14,172
TOTALS	3,050			2,583	411,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	123.1776	171.22	442,261	1996	2011	0	0	0	7.00	93.00

1 SNGL FAM 100% - 2022 Heated Area: 2206 HX Base Yr 2022



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

8059 CABOOSE LN, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	411,303
TOTAL MARKET OB/XF VALUE	8,315
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	524,618
SOH/AGL Deduction	162,956
ASSESSED VALUE	361,662
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	310,251
TOTAL JUST VALUE	524,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502443	NEW CONSTR	111,380	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1473	3/12/2021	WD	Q	I	01	435,900
GRANTOR: POWELL BONNIE H						
GRANTEE: MATHIES SAMUEL & TR						
1194/0905	12/10/2003	WD	Q	I		228,000
GRANTOR: MIMS BYRON DWAYNE & L						
GRANTEE: POWELL BONNIE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 S6 W8 FOP=[YR=1996] W33 S9 E33 N9 $ S9 W36 S30 E4 S1 E7 N1 E4 N2 E12 FOP=[YR=1996] S2 E6 N8 W6 S6 $ N6 E6 S6 E12 FGR=[YR=1996] S22 E6 S2 E4 S1 E7 N1 E4 N24 W21 $ E21 N28 W3 N15 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
4	0681	POLE SHED	0	100	0	0	1,300.00	SF	15.00	15.00	100	2003	2003	3	29	5,655	

LAND DESCRIPTION

TOTAL OB/XF 8,315

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	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 03/25/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS