

THOMAS STEPHEN W & KIMBERLY ANN L/E/
8601 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

33-1N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENTCD

05

AVERAGE 100

03

GABLE/HIP 100

01

MINIMUM 100

05

DRYWALL 100

14

CARPET 90

08

SHT VINYL 10

03

CENTRAL 100

04

AIR DUCTED 100

3 100
1.5 100

02

WOOD FRAME 100

1.

1. 100
0 100

03

Quality Level 03

0200

MOBILE HOME

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,380

100

1993

1,380

40,328

FCP

372

25

1993

93

2,718

FOP

1,272

30

1993

382

11,163

UST

96

55

1993

53

1,549

TOTALS

3,120

1,908

55,757

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

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

1 000100

C

RES

0 0007

OR

0.00

0.00

2.06

AC

1.00

1.00

1.00

34,000.00

34,000.00

70,040

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 2.06

Total Land Value: 70,040

Market: 0

Agricultural: 0

Common: 70,040

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,908

114.6000

97.41

185,858

1974

1974

0

0

70.00

30.00

1 M/H 93-

0% - 2023

Heated Area: 1380

HX Base Yr

12

68

8

8

60

23

60

12

31

39

23

68

8

31

12

UST

1993

FOP

1993

BAS

1993

FCP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

55,757

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

70,040

TOTAL MARKET VALUE

125,797

SOH/AGL Deduction

0

ASSESSED VALUE

125,797

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

125,797

TOTAL JUST VALUE

125,797

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

129,521

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH982302

MH MOVE-ON

0

07/01/1998

MHU95850

MH MOVE-ON

0

03/03/1995

7416

NEW CONSTR

68,019

07/24/1991

8476

MH MOVE-ON

3,000

03/15/1991

8358

MH MOVE-ON

1,500

11/07/1990

6611

TEMP POLE

75

04/16/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2788/1753

5/12/2025

WD U

I

11

100

GRANTOR: THOMAS STEPHEN W & KI

GRANTEE: THOMAS CHARLES STEP

2602/1090

11/14/2022

WD U

I

11

100

GRANTOR: THOMAS FAMILY REVOCAB

GRANTEE: INGALLS MARILYN S

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W68 UST=[YR=1993] W12 S8 FCP=[YR=1993] S31 E12 N31 W12\$ E12 N8\$ S39 E68 N8 BAS=[YR=1993] N23 W60 S23 E60\$ W60 N23 E60 N8\$.