

INGALLS JOHN M III & ANN
8490 THOMAS TRAILS RD
BRYCEVILLE, FL 32009

33-1N-24-0000-0001-0200

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				6						
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100		0800	02	2,108	140.1600	126.14	265,903		2017	2017		0	0	20.00	80.00	VALUATION BY										STANDARD											
Roof Structur		03	GABLE/HIP 100		1 M/H 94+				100% - 2024	Heated Area: 2108				HX Base Yr 2024				Tax Group: 6										Tax Dist:												
Roof Cover		05	COMP SHNGL 100		68 31 BAS 2017 31 68															BUILDING MARKET VALUE										212,722										
Interior Wall		03	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										0										
Interior Floo		14	CARPET 70																	TOTAL LAND VALUE - MARKET										152,000										
Interior Floo		08	SHT VINYL 30																	TOTAL MARKET VALUE										234,582										
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction										0										
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE										234,582										
Bedrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 51,411										
Bathrooms			2 100																	BASE TAXABLE VALUE										183,171										
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE										364,722										
Stories		0	0 100																	NCON VALUE										0										
Units			0 100		INCOME VALUE																																			
					PREVIOUS YEAR MKT VALUE										394,975																									
Quality		05	Quality Level 05																																					
DOR CODE		5000	IMPROVED AG																																					
MAP NUM			MKT AREA		08																																			
NEIGHBORHOOD/LOC		8001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,108	100	2017	2,108	212,722																																			
															BLD DATE						LGL DATE																			
															XF DATE						LAND DATE		05/21/2025		MLU															
															INC DATE						AG DATE		04/09/2024		DC															
EXTRA FEATURES					8490 THOMAS TRAILS RD, BRYCEVILLE																																			
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												
1	005000	C	AGRICULTURAL			100		OR			1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000																					
2	005601	A	TIMBER 3 P S			0		OR			5.00	AC		1.00	1.00	1.00	330.00	330.00	1,650																					
3	006740	A	BEES			0		OR			2.00	AC		1.00	1.00	1.00	605.00	605.00	1,210																					
4	009910	M	MARKET VALUE			0		OR			7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000																					
REVIEW DATE		04/09/2024		BY	DC	Total Acres: 8.00			Total Land Value: 21,860			Market: 133,000			Agricultural: 2,860			Common: 19,000			PRINTED 07/09/2026 BY SYS																			