



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	08	WD ON PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	82,838
FEP	126	80	101	7,263
FOP	126	30	38	2,732
FOP	432	30	130	9,348
FOP	48	30	14	1,007
FSP	270	40	108	7,766
FST	36	55	20	1,438
FUS	573	100	573	41,203

TOTALS	2,763		2,136	153,595
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
2	0811	CONCRETE B	0 100	0	0	1,296.00	SF	5.20	5.20	100	1991	1991	3	64	4,313	
3	0812	CONCRETE C	0 100	0	0	1,660.00	SF	4.00	4.00	100	2006	2006	3	88	5,843	
4	0681	POLE SHED	0 100	20	16	320.00	SF	11.25	11.25	100	1994	1994	3	23	828	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE	01/14/2021	BY	WWA	Total Acres:	1.00	Total Land Value:	30,000	Market:	0	Agricultural:	0	Common:	30,000	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,136	109.7600	99.06	211,592	1981	1983	0	0	0	27.41	72.59	
1 SINGLE FAM - 100% - 0 Heated Area: 1725 HX Base Yr													

10148 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF 12,787

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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	169,723
TOTAL MARKET OB/XF VALUE	12,787
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	212,510
SOH/AGL Deduction	81,067
ASSESSED VALUE	131,443
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	81,443
TOTAL JUST VALUE	212,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007957	30X30 GARAGE	59,832	06/21/2023
B17691	ADDITION	24,240	05/01/2006
R09254	REPAIR/RRF	1,100	05/01/2006
7220	ADDITION	16,700	05/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0697/0767	1/31/1994	WD	Q	I		74,000

GRANTOR: WHITE WILLIAM & KATHY						
GRANTEE: KREDELL MICHAEL & K						
0619/0892	2/20/1991	QC	U	I	01	100
GRANTOR: WHITE ROBIN P						
GRANTEE: WHITE WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] N10 W27 S10 E27\$ FST=[YR=1993] W6 FEP=[YR=2007] W21 FOP=[YR=1993] W21 FOP=[YR=2007] W8S6E8N6\$ S6 BAS=[YR=1993] S24 FOP=[YR=1993] S9 E48 N9 W48\$ E48 N24 W48\$ E21 N6\$ S6 E21 N6\$ S6 E6 N6\$ PTR=E15 FUS=[YR=1993] E14 S7 E21 N7 E13 S15 W48 N15\$W15\$.

[illegible]