

PT W1/2 OF SW1/4 OF SW1/4 OF
SEC 2-1S-24E IN OR 1421/1918
BEING PARCEL "2"

WILSON TRUST/WILSON NANCY W TRUSTEE
9980 FORD ROAD
BRYCEVILLE, FL 32009

2023

02-1S-24-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	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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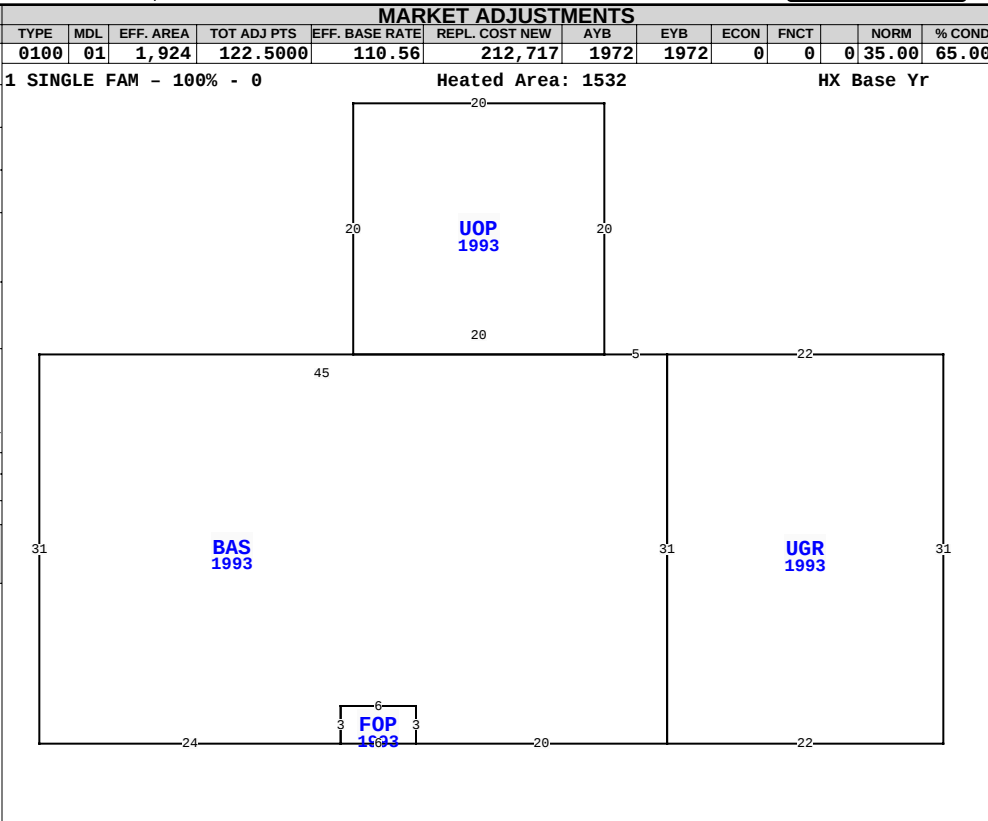
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	110,096
FOP	18	30	5	359
UGR	682	45	307	22,062
UOP	400	20	80	5,749

TOTALS	2,632		1,924	138,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	
4	0812	CONCRETE C	0 100	0	0	1,869.00	SF	4.00	
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	
2	000115	C	SFR ACRES	100	0006		0.00	0.00	

REVIEW DATE	01/14/2021	BY	WWA
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9980 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
2	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	1977	1977	3	20	2,688	
4	0812	CONCRETE C	0 100	0	0	1,869.00	SF	4.00	4.00	100	1975	1975	3	27	2,019	
6	0681	POLE SHED	0 100	12	10	120.00	SF	15.00	15.00	100	2007	2007	3	52	936	

TOTAL OB/XF										6,763						
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
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
2	000115	C	SFR ACRES	100	0006		0.00	0.00	1.57	AC		1.00	1.00	0.85	30,000.00	25,500.00

Total Acres: 2.57	Total Land Value: 70,035	Market: 0	Agricultural: 0	Common: 70,035
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,266
TOTAL MARKET OB/XF VALUE		6,763
TOTAL LAND VALUE - MARKET		70,035
TOTAL MARKET VALUE		215,064
SOH/AGL Deduction		106,779
ASSESSED VALUE		108,285
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		53,285
TOTAL JUST VALUE		215,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5967	CHNGE SRVC	0	06/01/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1421/1918	5/18/2006	WD U	I	01		100	
GRANTOR: WILSON DAVID BARTON &							
GRANTEE: WILSON TRUST							
0088/0136	1/01/1968	TA U	V			1,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W22 BAS=[YR=1993] W5 UOP=[YR=1993] N20 W20 S20 E20 \$ W45 S31 E24 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E20 N31 \$ S31 E22 N31 \$.									