

W1/4 OF TRACT A & E1/2 OF W1/2
OF TRACT A (S-1 & S-2) &
LOT 70

SHUMATE ROBERT O JR & KIMBERLY
10448 FORD ROAD
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-000A-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	127,045
FGR	573	55	315	23,722
FOP	210	30	63	4,744
FST	54	55	30	2,259
PTO	132	5	7	527
USP	396	30	119	8,961

TOTALS	3,052		2,221	167,260
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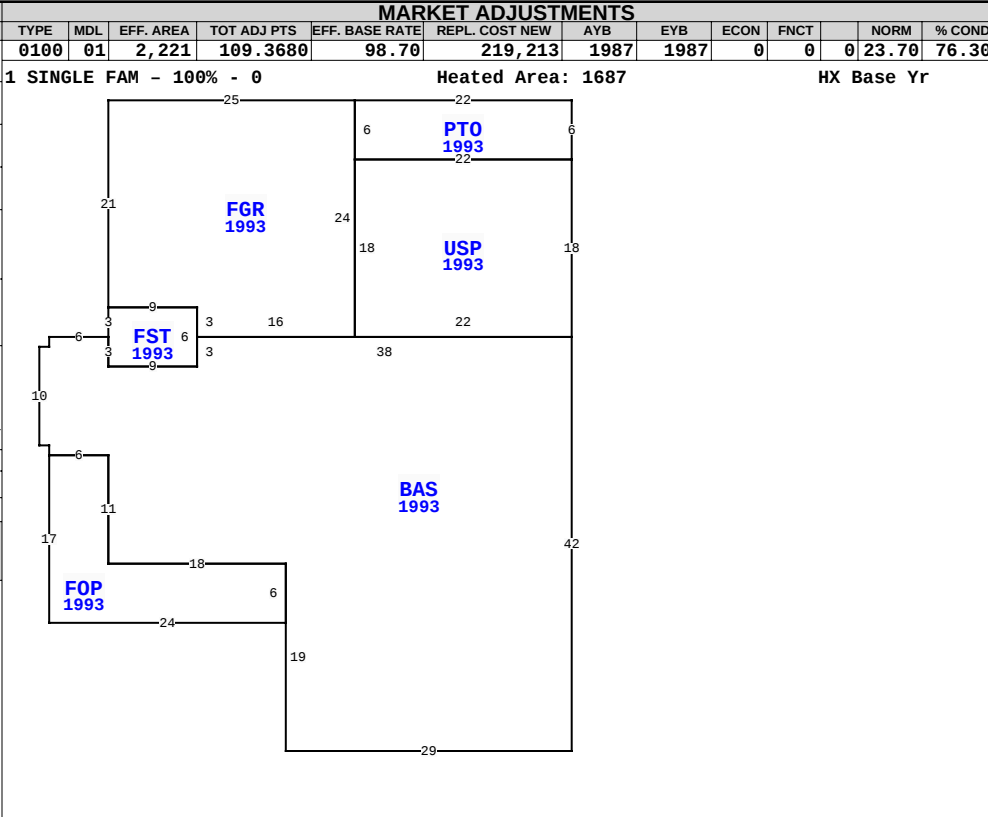
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,882.00	SF	4.00	4.00	100	1988	1988	3	57	4,291	
3	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	1992	1992	3	66	3,230	
4	0511	GARAGE CB-	0	100	48	25	1,200.00	SF	40.00	40.00	100	1992	1992	3	66	31,680	
5	0350	CARPORT WD	0	100	25	20	500.00	SF	13.00	13.00	100	1992	1992	3	20	1,300	
6	1242	WD DECK A	0	100	0	0	700.00	SF	10.00	10.00	100	1994	1994	3	20	1,400	
7	0803	ASPHALT C	0	100	0	0	3,500.00	SF	2.00	2.00	100	1994	1994	3	50	3,500	

LAND DESCRIPTION																	
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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
1	000115	C	SFR ACRES	100	0006	OR	150.00	633.00	6.54	AC		1.00	1.00	1.00	18,000.00	18,000.00	117,720

REVIEW DATE	10/15/2018	BY	TWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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	1987	1987	3	64	2,240	
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7	0803	ASPHALT C	0	100	0	0	3,500.00	SF	2.00	2.00	100	1994	1994	3	50	3,500	

TOTAL OB/XF																	
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REVIEW DATE	10/15/2018	BY	TWA
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Total Acres:	6.54	Total Land Value:	117,720	Market:	0	Agricultural:	0	Common:	117,720
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	167,260
TOTAL MARKET OB/XF VALUE	47,641
TOTAL LAND VALUE - MARKET	117,720
TOTAL MARKET VALUE	332,621
SOH/AGL Deduction	160,394
ASSESSED VALUE	172,227
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	122,227
TOTAL JUST VALUE	332,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8330	GARAGE	17,952	08/24/1992
4146	N/A	62,230	06/05/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
0665/1405	8/28/1992	QC U I	01 100
GRANTOR: SHUMATE ROBERT O JR			
GRANTEE: SHUMATE ROBERT & KI			
0489/0282	5/14/1986	WD Q V	10,900
GRANTOR: BARCO CHARLES			
GRANTEE: SHUMATE ROBERT O JR			

BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=1993] W22 FGR=[YR=1993] W25 S21 FST=[YR=1993] S3 BAS=[YR=1993] W6 S1 W1 S10 E1 S1 FOP=[YR=1993] S17 E24 N6 W18 N11 W6\$ E6 S11 E18 S19 E29 N42 USP=[YR=1993] N18 W22 S18 E22\$ W38 S3 W9 N3\$ S3 E9 N6 W9\$ E9 S3 E16 N24\$ S6 E22 N6\$.			

TOTAL OB/XF																	
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REVIEW DATE	10/15/2018	BY	TWA
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Total Acres:	6.54	Total Land Value:	117,720	Market:	0	Agricultural:	0	Common:	117,720
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