W1/2 OF E1/2 OF TRACT A
PT OR 1931/736
SUNOWA SPRINGS PB 4/75-76

VAUGHT MARIA A
10496 FORD ROAD
BRYCEVILLE, FL 32009

**2023**

**02-1S-24-1990-000A-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

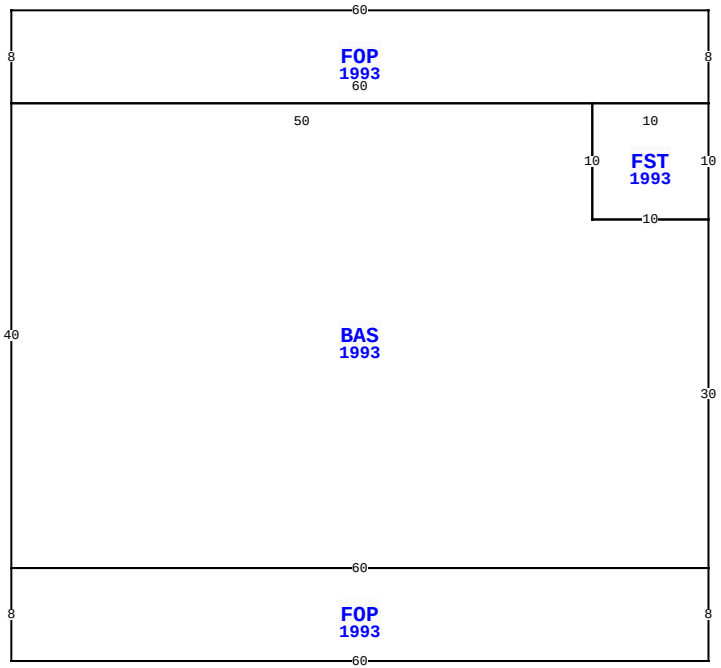
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 60 |
| Interior Wall | 02 | WALL BD/WD 40 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8011.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,300 | 100 | 2,300 | 227,319 |
| FOP | 480 | 30 | 144 | 14,232 |
| FOP | 480 | 30 | 144 | 14,232 |
| FST | 100 | 55 | 55 | 5,436 |
| TOTALS | 3,360 | | 2,643 | 261,219 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,643 | 95.9424 | 113.93 | 301,117 | 1990 | 1995 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SNGL FAM – 100% - 0 Heated Area: 2300 HX Base Yr




10496 FORD RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/03/2023 NW | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 261,219 |
| TOTAL MARKET OB/XF VALUE | | 1,400 |
| TOTAL LAND VALUE - MARKET | | 76,300 |
| TOTAL MARKET VALUE | | 338,919 |
| SOH/AGL Deduction | | 189,787 |
| ASSESSED VALUE | | 149,132 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 60,000 |
| BASE TAXABLE VALUE | | 89,132 |
| TOTAL JUST VALUE | | 338,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 252,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3378 | NEW CONSTR | 0 | 01/31/1989 |
| 5443 | NEW CONSTR | 83,085 | 01/18/1989 |
| 5644 | NEW CONSTR | 3,175 | 01/18/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1931/0736 | 8/04/2014 | LE | U | I | 11 | 100 |
| GRANTOR: VAUGHT BILLY J & MARI | | | | | | |
| GRANTEE: KEGEBEIN-MERK MARIA | | | | | | |
| 0511/1072 | 3/02/1987 | WD | Q | V | | 10,900 |
| GRANTOR: BARCO CHARLES | | | | | | |
| GRANTEE: VAUGHT BILLY & MARI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W60 S8 BAS=[YR=1993] S40 FOP=[YR=1993] S8 E60 N8 W60$ E60 N30 FST=[YR=1993] N10 W10 S10 E10$ W10 N10 W50$ E60 N8$.

## EXTRA FEATURES

| LN | 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1990 | 1990 | 3 | 70 | 1,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,400

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 150.00 | 633.00 | 2.18 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 76,300 | | | | | | | |

REVIEW DATE 10/15/2018 BY TWA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/02/2023 BY SYS