

LOT 66
IN OR 899/1503
SUNOWA SPRINGS #1 PBK 4/75

ASHLEY ALLEN HAROLD JR
10644 FORD ROAD
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
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
BAL	72	15	11	1,035
BAS	1,736	100	1,736	163,317
BAS	574	100	574	54,000
FGR	1,204	55	662	62,279
FOP	20	30	6	564
FOP	70	30	21	1,976
FUS	1,050	100	1,050	98,780
TOTALS	4,726		4,060	381,951

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	44	3	132.00	SF	6.50	6.50	100	2003
2	0810	CONCRETE A	0 100	20	14	280.00	SF	6.50	6.50	100	2007
3	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	2009
4	0812	CONCRETE C	0 100	0	0	1,560.00	SF	4.00	4.00	100	2012
5	1242	WD DECK A	0 100	0	0	841.00	SF	5.00	5.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.18	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,060	87.7800	104.24	423,214	2003	2009	0	0	9.75	90.25
1 SNGL FAM - 100% - 2004											
Heated Area: 3360											
HX Base Yr 2004											
10644 FORD RD, BRYCEVILLE											

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

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		399,645	
TOTAL MARKET OB/XF VALUE		13,150	
TOTAL LAND VALUE - MARKET		76,300	
TOTAL MARKET VALUE		489,095	
SOH/AGL Deduction		224,974	
ASSESSED VALUE		264,121	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		214,121	
TOTAL JUST VALUE		489,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,359	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007950	NEW SHINGLES	22,449	06/17/2021
B18560	ADDITION	10,000	09/01/2006
R09743	REPAIR/RRF	3,000	09/01/2006
B020194	NEW CONSTR	129,456	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0899/1503	9/17/1999	WD	Q	V	
GRANTOR: REDMAN JOHN					
GRANTEE: ASHLEY ALLEN HAROLD					
0669/0456	10/28/1992	WD	Q	V	
GRANTOR: DOOLITTLE ROBT & K A					
GRANTEE: REDMAN JOHN & M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W5 N1 W7 S1 W6 FOP=[YR=2003] W10 S7 E10 N7S S7 W10 N7 L2 U2 W6 D2 L2 W9 S47 E17 N7 E3 FOP=[YR=2003] S2 E6 BAS=[YR=2012] S12 E24 N2 FGR=[YR=2012] E40 N31 W36 S9 W4S22\$ N22 W16 N2 W5 S6 W3 S8\$ N4W4 S2 W2\$ E2 N2 E4 N4 E3 N6 ESS2 E13 N30\$ PTR = E50 FUS=[YR=2018] E36 S24 W11 S7 BAL=[YR=2012] S4 W18 N4 E18\$ W18 N7 W11 N15 E4 N9\$ W50\$. .											

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