LOTS 69 & 68
IN OR 518/101
SUNOWA SPRINGS 1 PB 4/75 & 76

LANE ALAN D & CRYSTAL M
10556 FORD ROAD
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0069-0000

BUILDING CHARACTERISTICS

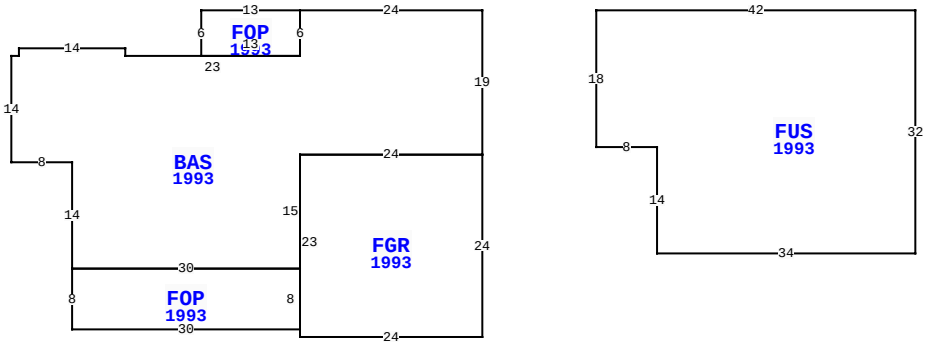
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,422	100	1,422	106,147
FGR	576	55	317	23,663
FOP	78	30	23	1,717
FOP	240	30	72	5,375
FUS	1,232	100	1,232	91,965
TOTALS	3,548		3,066	228,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,066	103.1688	93.11	285,475	1989	1989	0	0	0	19.83	80.17

1 SINGLE FAM – 100% - 0 Heated Area: 2654 HX Base Yr



10556 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,865
TOTAL MARKET OB/XF VALUE		26,551
TOTAL LAND VALUE - MARKET		109,000
TOTAL MARKET VALUE		364,416
SOH/AGL Deduction		187,249
ASSESSED VALUE		177,167
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,167
TOTAL JUST VALUE		364,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008363	GARAGE	30,768	06/24/2021
2922	H/AC	2,400	02/15/1989
3404	NEW CONSTR	2,400	02/15/1989
5538	NEW CONSTR	88,928	02/15/1989
5727	NEW CONSTR	3,100	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0518/0101	5/19/1987	MS	U	V		21,800
GRANTOR: BARCO CHARLES &LYNDA						
GRANTEE: LANE ALAN & CRYSTAL						
0419/0121	4/01/1984	MS	U	V		13,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1993] W13 S6 E13 N6 $ S6 W23 N1 W14 S1 W1 S14 E8 S14 FOP=[YR=1993] S8 E30 FGR=[YR=1993] S1 E24 N24 W24 S23 $ N8 W30 $ E30 N15 E24 N19 $ PTR= E15 FUS=[YR=1993] E42 S32 W34 N14 W8 N18 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	4,760	
2	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	1992	1992	3	66	549	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2000	2000	3	20	818	
4	0680	POLE SHED	0	100	40	24	960.00	SF	10.00	10.00	100	2000	2000	3	29	2,784	
5	0681	POLE SHED	0	100	50	24	1,200.00	SF	15.00	15.00	100	2021	2021	3	98	17,640	

LAND DESCRIPTION

TOTAL OB/XF 26,551

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	0.00	0.00	4.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	109,000							

REVIEW DATE 01/31/2022 BY TWX Total Acres: 4.36 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 08/02/2023 BY SYS