

LOTS 71 & 72
IN OR 2015/913
SUNOWA SPRINGS 1 PB 4/75 & 76

NELSON MICHAEL D & MELISSA A
10382 FORD RD
BRYCEVILLE, FL 32009

2023

02-1S-24-1990-0071-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.2 100
Units	0 100
Occupancy	00 NONE 100

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Quality	04 Quality Level 04
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DOR CODE	0100 SINGLE FAMILY
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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	1,812	100	1,812	207,929
BAS	250	100	250	28,688
BAS	835	100	835	95,817
FGR	726	55	399	45,785
FOP	63	30	19	2,180
FST	89	55	49	5,622
FST	91	55	50	5,738
FUS	363	100	363	41,655
UOP	228	20	46	5,279

TOTALS	4,457		3,823	438,694
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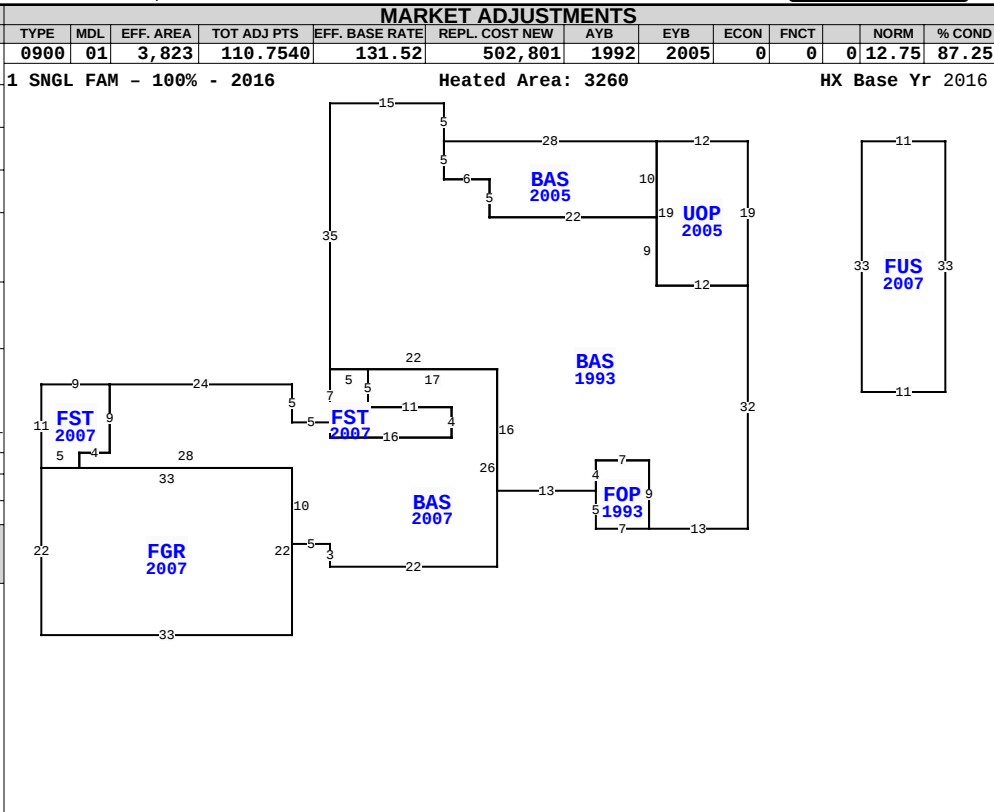
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	135.00	SF	4.00	4.00	100	1992	1992	3	66	356	
3	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	25.00	25.00	100	1992	1992	3	20	6,480	
5	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	1999	1999	3	28	1,814	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
7	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2005	2005	3	44	12,566	
8	0845	KOOL DECK	0	100	0	0	932.00	SF	7.25	7.25	100	2005	2005	3	87	5,879	
9	0812	CONCRETE C	0	100	0	0	3,658.00	SF	4.00	4.00	100	2007	2007	3	89	13,022	
10	1127	BRICK 8"	0	100	0	0	70.00	SF	5.50	5.50	100	2007	2007	3	97	373	
11	0461	IRON FENCE	0	100	0	0	60.00	SF	8.50	8.50	100	2007	2007	3	92	469	

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	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	10/12/2018	BY	TWA	Total Acres:	4.36	Total Land Value:	109,000	Market:	0	Agricultural:	0	Common:	109,000	PRINTED 08/02/2023 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

10382 FORD RD, BRYCEVILLE

TOTAL OB/XF		44,089
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LAND DESCRIPTION	
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			438,694
TOTAL MARKET OB/XF VALUE			52,849
TOTAL LAND VALUE - MARKET			109,000
TOTAL MARKET VALUE			600,543
SOH/AGL Deduction			252,127
ASSESSED VALUE			348,416
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			298,416
TOTAL JUST VALUE			600,543
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006668	REPAIR/RRF	26,850	04/28/2022
M12850	MECH OTHER	0	04/01/2007
B19170	ADDITION	65,500	12/01/2006
B15083	SWIM POOL	42,000	01/01/2005
7789	NEW CONSTR	106,384	01/24/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/0913	11/24/2015	WD	Q	I	01	363,000

GRANTOR: HENDERSON CHRISTOPHER						
GRANTEE: NELSON MICHAEL D &						
1207/1551	2/11/2004	WD	Q	I		225,000
GRANTOR: PULLEN WILLIAM C JR						
GRANTEE: HENDERSON CHRISTOPH						

BUILDING NOTES	
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BUILDING DIMENSIONS	
UOP=[YR=2005]	W12 BAS=[YR=2005] W28 BAS=[YR=1993] N5 W15
S35 FST=[YR=2007]	S7 BAS=[YR=2007] W5 N5 W24 FST=[YR=2007]
W9 S11 FGR=[YR=2007]	S22 E33 N22 W33\$ E5 N2 E4 N9 \$ S9 W4 S2
E28 S10 E5 S3 E22 N26 W17 S5 E11 S4 W16 N2 \$ S2 E16 N4 W11 N5	
W5 \$ E22 S16 E13 FOP=[YR=1993]	S5 E7 N9 W7 S4 \$ N4 E7 S9 E13
N32 W12 N9 W22 N5 W6 N5 \$ S5 E6 S5 E22 N10 \$ S19 E12 N19 \$	
PTR= E15 FUS=[YR=2007]	E11 S33 W11 N33 \$ W15 \$.

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