LOT 3
IN OR 2126/1827
ESMT PT OR 1209/1215

CASSELLS CHRISTOPHER & JULIE
8970 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0003-0000

BUILDING CHARACTERISTICS

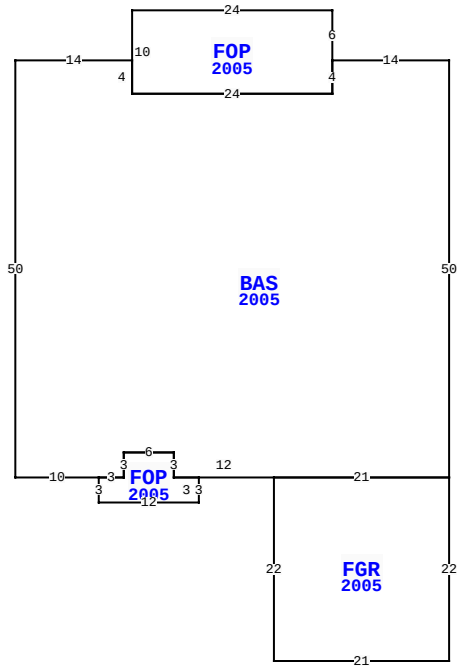
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	283,444
FGR	462	55	254	28,960
FOP	54	30	16	1,824
FOP	240	30	72	8,209
TOTALS	3,242		2,828	322,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,828	99.4464	118.09	333,959	2005	2015	0	0	0	3.45	96.55

1 SNGL FAM – 100% - 2018 Heated Area: 2486 HX Base Yr 2018



8970 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,437
TOTAL MARKET OB/XF VALUE		38,780
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		391,217
SOH/AGL Deduction		174,125
ASSESSED VALUE		217,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,092
TOTAL JUST VALUE		391,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002000	SWIM POOL	48,387	03/30/4202
21015708	10 WINDOWS	6,825	11/12/2021
21006151	SHINGLES	17,432	05/13/2021
W04312	NEW CONSTR	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2126/1827	6/06/2017	WD	Q	I	02	223,000
GRANTOR: DAWLEY MARK & KERRY						
GRANTEE: CASSELLS CHRISTOPHE						
1308/1348	4/11/2005	WD	Q	I		218,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAWLEY MARK & KERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N6 W24 S10 E24 N4 $ S4 W24 N4 W14 S50 E10 FOP=[YR=2005] S3 E12 N3 W3 N3 W6 S3 W3 $ E3 N3 E6 S3 E12 FGR=[YR=2005] S22 E21 N22 W21 $ E21 N50 $.

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	0812	CONCRETE C	0	100	0	0	3,089.00	SF	4.00	4.00	100	2005	2005	3	87	10,750	
2	0473	VF 3 RAIL	0	100	0	0	80.00	LF	7.50	7.50	100	2008	2008	3	76	456	
3	0811	CONCRETE B	0	100	26	24	624.00	SF	5.20	5.20	100	2005	2005	3	87	2,823	
4	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	100	2008	2008	3	97	256	
5	0866	POOL FIBER	0	100	24	12	288.00	SF	72.00	72.00	100	2020	2020	3	93	19,284	
6	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	2020	2020	3	99	5,211	

LAND DESCRIPTION

TOTAL OB/XF 38,780

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		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/23/2021 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS