

LOT 11
 ESMT PT OR 1209/1215
 ESMTS PT OR 1282/1743-1748

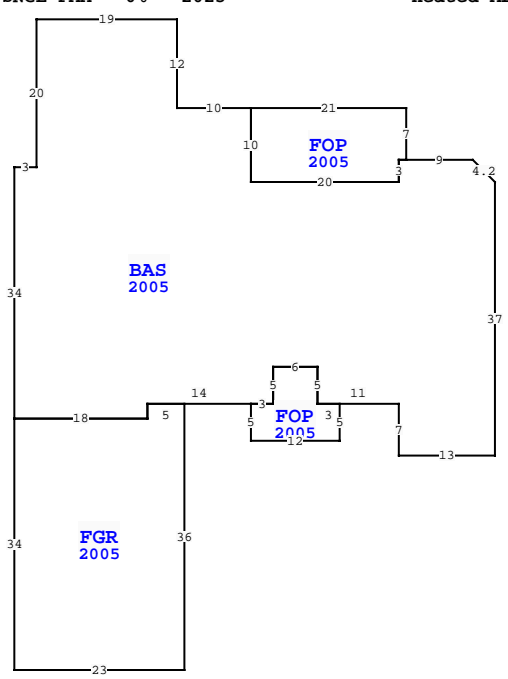
MATTAS RENEE & TODD
 9114 FORD ROAD
 BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0011-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	8003.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,606 100 2,606 285,740
FGR	792 55 436 47,806
FOP	90 30 27 2,960
FOP	207 30 62 6,798
TOTALS	3,695 3,131 343,305

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,131	99.2864	117.90	369,145	2005	2008	0	0	0	7.00	93.00		
1 SNGL FAM - 0% - 2023 Heated Area: 2606 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			343,305
TOTAL MARKET OB/XF VALUE			38,209
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			411,514
SOH/AGL Deduction			0
ASSESSED VALUE			411,514
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			411,514
TOTAL JUST VALUE			411,514
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			370,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015441	REPAIR/RRF	16,000	10/14/2022
B16260	REMODEL	7,644	09/01/2005
E15321	ELEC OTHER	2,000	07/01/2005
M09998	MECH OTHER	0	07/01/2005
P0509507	OTHER	0	05/01/2005
R0507661	REPAIR/RRF	2,800	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0855	9/12/2022	WD Q	Q	I	01	530,000
GRANTOR: ROGERS JAMES C &						
GRANTEE: MATTAS RENEE & TODD						
2296/0223	8/06/2019	WD Q	Q	I	01	337,000
GRANTOR: REINER HOWARD & CHERI						
GRANTEE: ROGERS JAMES C & SO						

EXTRA FEATURES																	
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	0812	CONCRETE C	0	0	0	0	2,537.00	SF	4.00	4.00	100	2005	2005	3	87	8,829	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
3	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	2005	2005	3	44	16,830	
4	0911	SCRN RM A	0	0	0	0	1,014.00	SF	17.50	17.50	100	2005	2005	3	27	4,791	
5	0845	KOOL DECK	0	0	0	0	839.00	SF	7.25	7.25	100	2005	2005	3	87	5,292	
6	0473	VF 3 RAIL	0	0	0	0	80.00	LF	7.50	7.50	100	2005	2005	3	69	414	
7	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2005	2005	3	96	253	

TOTAL OB/XF														38,209
9114 FORD RD, BRYCEVILLE														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE				

BUILDING NOTES			

BUILDING DIMENSIONS													
BAS=[YR=2005] L3 U3 W9 FOP=[YR=2005] N7 W21 S10 E20 N3 E1\$ W1 S3 W20 N10 W10 N12 W19 S20 W3 S34 FGR=[YR=2005] S34 E23 N36 W5 S2 W18\$ E18 N2 E14 FOP=[YR=2005] S5 E12 N5 W3 N5 W6 S5 W3\$ E3 N5 E6 S5 E11 S7 E13 N37\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0	0006		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							