LOT 15
ESMT PT OR 1209/1215
ESMTS PT OR 1282/1743-1748

REEVES DANNA JEAN & ROBERT D
9186 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0015-0000

BUILDING CHARACTERISTICS

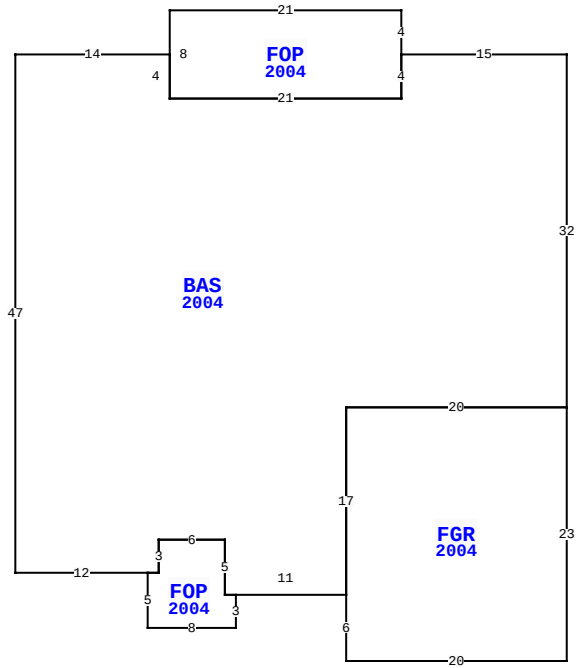
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,970	100	1,970	204,591
FGR	460	55	253	26,275
FOP	56	30	17	1,765
FOP	168	30	50	5,193
TOTALS	2,654		2,290	237,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,290	93.1392	110.60	253,274	2004	2009	0	0	0	6.10	93.90

1 SNGL FAM – 100% - 2023 Heated Area: 1970 HX Base Yr 2023



9186 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,824
TOTAL MARKET OB/XF VALUE		10,772
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		278,596
SOH/AGL Deduction		94,954
ASSESSED VALUE		183,642
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,642
TOTAL JUST VALUE		278,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010893	REPAIR/RRF	13,931	10/30/2018
B0413334	NEW CONSTR	147,998	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2602/0741	11/09/2022	WD	Q	I	01	415,000
GRANTOR: PERRY JOHN & BRENDA						
GRANTEE: REEVES DANNA JEAN &						
1397/0325	3/20/2006	WD	Q	I		229,000
GRANTOR: COSME DAVID F SR & WE						
GRANTEE: PERRY JOHN & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N4 W21 S8 E21 N4$ S4 W21 N4 W14 S47 E12 FOP=[YR=2004] S5 E8 N3 W1 N5 W6 S3 W1$ E1 N3 E6 S5 E11 FGR=[YR=2004] S6 E20 N23 W20 S17$ N17 E20 N32$.

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	0810	CONCRETE A	0	100	0	0	380.00	SF	6.50	6.50	100	2004	2004	3	86	2,124	
2	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	100	2006	2006	3	88	4,928	
3	0812	CONCRETE C	0	100	0	0	1,000.00	SF	4.00	4.00	100	2011	2011	3	93	3,720	

LAND DESCRIPTION

TOTAL OB/XF 10,772

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 12/21/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS