LOT 18
IN OR 1426/1080
CALICO WOODS PB 6/374

AKINS MATTHEW B & STEPHANIE R
9420 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

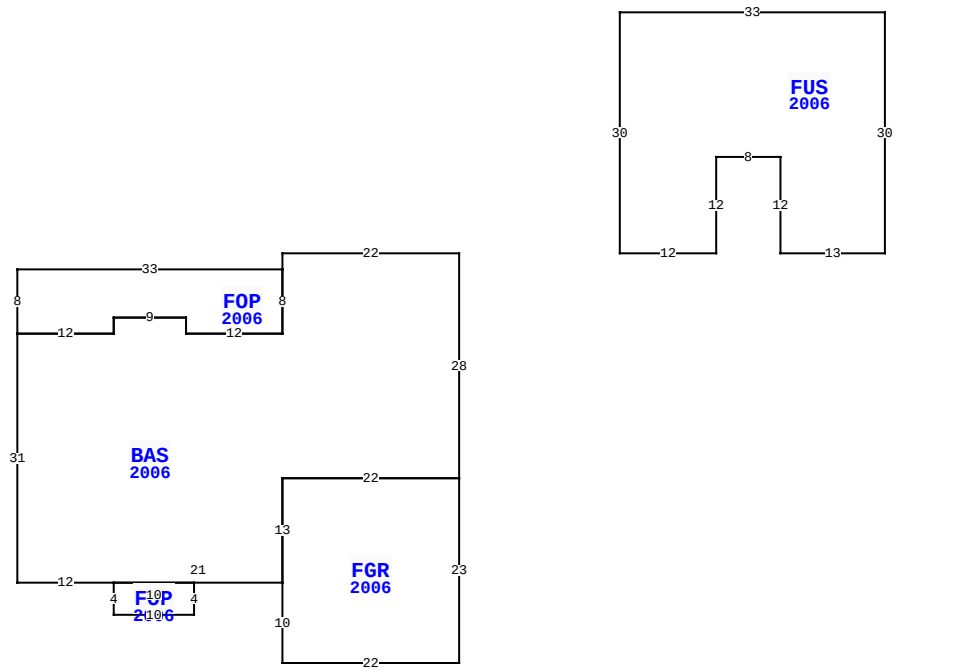
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,657	100	1,657	161,526
FGR	506	55	278	27,099
FOP	40	30	12	1,170
FOP	246	30	74	7,214
FUS	894	100	894	87,148
TOTALS	3,343		2,915	284,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,915	92.8062	110.21	321,262	2006	2006	0	0	0	11.55	88.45

1 SNGL FAM – 100% - 2007 Heated Area: 2551 HX Base Yr 2007



9420 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		319,856
TOTAL MARKET OB/XF VALUE		29,745
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		379,601
SOH/AGL Deduction		146,914
ASSESSED VALUE		232,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,687
TOTAL JUST VALUE		379,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006277	REPAIR/RRF	40,000	04/21/2022
1703318	CARPORT	27,060	06/16/2017
M11003	TANKS/BLRS	0	02/01/2006
C16969	CO ISSUED	185,312	01/01/2006
B16969	NEW CONSTR	185,312	01/01/2006
E16664	ELEC OTHER	2,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/1080	7/10/2006	WD	Q	I		340,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AKINS MATTHEW B & S						
1211/0821	3/01/2004	WD	U	V	19	405,700
GRANTOR: RAYLAND LLC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S2 FOP=[YR=2006] W33 S8 E12 N2 E9 S2 E12 N8$ S8 W12 N2 W9 S2 W12 S31 E12 FOP=[YR=2006] S4 E10 N4 W10$ E21 FGR=[YR=2006] S10 E22 N23 W22 S13$ N13 E22 N28$ PTR=E20 FUS=[YR=2006] E12N12E8S12E13 N30W33S30$ W20$.

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	0473	VF 3 RAIL	0	100	0	0	72.00	LF	7.50	7.50	100	2006	2006	3	72	389	
2	0812	CONCRETE C	0	100	0	0	2,524.00	SF	4.00	4.00	100	2006	2006	3	88	8,884	
3	1127	BRICK 8"	0	100	0	0	48.00	SF	11.00	11.00	100	2008	2008	3	97	512	
4	0855	CONC PAVER	0	100	0	0	1,019.00	SF	10.00	10.00	100	2008	2008	3	90	9,171	
5	1076	TRELLIS A	0	100	9	9	81.00	SF	7.50	7.50	100	2008	2008	3	56	340	
6	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2012	2012	3	71	7,952	
7	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	2018	2018	3	98	2,497	

LAND DESCRIPTION

TOTAL OB/XF 29,745

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 07/12/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

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CALICO WOODS PB 6/374

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

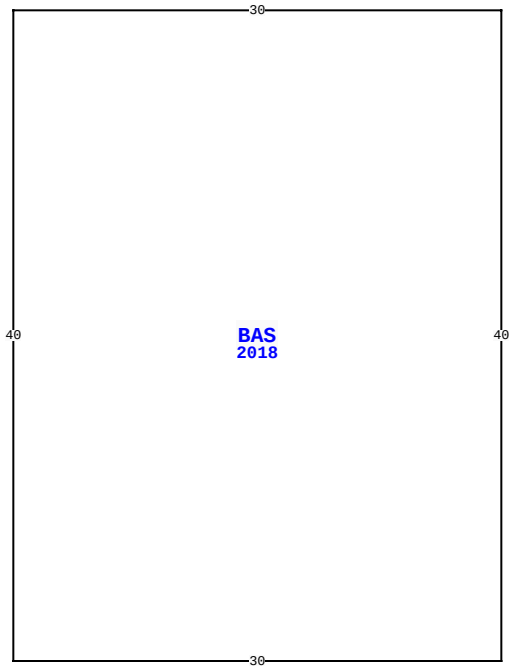
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	35,700
TOTALS	1,200		1,200	35,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	88.5500	30.99	37,188	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2007 Heated Area: 1200 HX Base Yr 2007



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BASE TAXABLE VALUE		182,687
TOTAL JUST VALUE		379,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10611	OTHER	0	01/01/2006
R08815	REPAIR/RRF	2,800	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AKINS MATTHEW B & S						
1211/0821	3/01/2004	WD	U	V	19	405,700
GRANTOR: RAYLAND LLC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S40 E30 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/12/2018 BY TW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS