

LOT 20
IN OR 1430/362
CALICO WOODS PB 6/374

MOBLEY VARON T & CELESTIA W
9456 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0020-0000



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 60
Interior Floo	11	CLAY TILE 40
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	1,642	100	1,642	173,316
FGR	484	55	266	28,077
FOP	246	30	74	7,811
FOP	246	30	74	7,811
FUS	894	100	894	94,363

TOTALS	3,512		2,950	311,378
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0473	VF 3 RAIL	0 100	0	0	80.00	LF	7.50	
3	0812	CONCRETE C	0 100	0	0	2,502.00	SF	4.00	
4	1127	BRICK 8"	0 100	0	0	24.00	SF	11.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,950	96.6132	114.73	338,454	2006	2006	0	0
1 SNGL FAM - 100% - 2007									
Heated Area: 2536									
HX Base Yr 2007									

9456 FORD RD, BRYCEVILLE				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
80.00	LF	7.50	7.50	100	2006	2006	3	72	432	
2,502.00	SF	4.00	100	2006	2006	3	88	8,807		
24.00	SF	11.00	11.00	100	2006	2006	3	97	256	

TOTAL OB/XF									
12,680									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					311,378				
TOTAL MARKET OB/XF VALUE					12,680				
TOTAL LAND VALUE - MARKET					30,000				
TOTAL MARKET VALUE					354,058				
SOH/AGL Deduction					156,863				
ASSESSED VALUE					197,195				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					147,195				
TOTAL JUST VALUE					354,058				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					343,884				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17181	NEW CONSTR	187,562	07/05/2006
C17181	CO ISSUED	187,562	03/01/2006
E17003	ELEC OTHER	3,950	03/01/2006
M11263	MECH OTHER	0	03/01/2006
P10779	OTHER	0	02/01/2006
R08958	REPAIR/RRF	2,800	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1430/0362	7/24/2006	WD	Q	I		332,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MOBLEY VARON T & CE							
1211/0821	3/01/2004	WD	U	V	19	405,700	
GRANTOR: RAYLAND LLC							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W22 S2 FOP=[YR=2006] W33 S8 E12 N2 E9 S2 E12 N8\$ S8 W12 N2 W9 S2 W12 S30 FOP=[YR=2006] S8 E33 FGR=[YR=2006] S2 E22 N22 W22 S20\$ N8 W12 S2 W9 N2 W12\$ E12 S2 E9 N2 E12 N12 E22 N28\$ PTR=E15 FUS=[YR=2006] E33 S30 W13 N12 W8 S12 W12 N30\$ W15\$.									