

LOT 21
IN OR 1423/1686
ESMTS PT OR 1282/1743-1748

SHERRER WYNSTER Y
9474 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	05	AVERAGE 60	0900	01	3,576	92.4210	109.75	392,466	2006	2011	0	0	0	5.20	94.80	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 40	1 SNGL FAM - 100% - 2007													Tax Group: 6 Tax Dist:													
Roof Structure	08	IRREGULAR 100	Heated Area: 3124													BUILDING MARKET VALUE 372,058													
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 52,924													
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 30,000													
Interior Floor	14	CARPET 70														TOTAL MARKET VALUE 454,982													
Interior Floor	11	CLAY TILE 30														SOH/AGL Deduction 199,077													
Air Condition	03	CENTRAL 100														ASSESSED VALUE 255,905													
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB WX 55,000													
Bedrooms	4	100														BASE TAXABLE VALUE 200,905													
Bathrooms	4	100														TOTAL JUST VALUE 454,982													
Frame	02	WOOD FRAME 100														NCON VALUE 0													
Stories	1.5	1.5 100														INCOME VALUE													
Units	0	100														PREVIOUS YEAR MKT VALUE 426,360													
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	2,766	100	2,766	287,783																									
FGR	520	55	286	29,757																									
FOP	77	30	23	2,393																									
FSP	357	40	143	14,878																									
FUS	358	100	358	37,248																									
TOTALS		4,078	3,576	372,058																									
EXTRA FEATURES		9474 FORD RD, BRYCEVILLE																											
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185													
2	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2006	2006	3	48	16,565													
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2006	2006	3	31	2,232													
4	0845	KOOL DECK	0	100	0	0	813.00	SF	7.25	7.25	100	2006	2006	3	88	5,187													
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	31	620													
6	0911	SCRN RM A	0	100	0	0	1,243.00	SF	17.50	17.50	100	2006	2006	3	31	6,743													
7	0812	CONCRETE C	0	100	0	0	5,225.00	SF	4.00	4.00	100	2006	2006	3	88	18,392													
TOTAL OB/XF 52,924																													
LAND DESCRIPTION																													
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												
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 08/30/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing building layout with dimensions and area labels: FSP 2006, FUS 2006, BAS 2006, FOP 2006, FGR 2006.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1686	6/28/2006	WD	Q	I		353,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SHERRER OTIS C SR &
1359/1327 10/18/2005 WD U V 06 100
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SEDA CONSTRUCTION C

BUILDING DIMENSIONS

BAS=[YR=2006] W37 FSP=[YR=2006] W23 S12 E8 D7 R7 E8 N19\$ S19 W8 L7 U7 W8 S39 E4 S1 E7 N1 E1 FOP=[YR=2006] S5 E12 N3 W2 N5 W7 S3 W3\$ E3 N3 E7 S5 E15 FGR=[YR=2006] S22 E5 S1 E14 N1 E4 N22 W23\$ E23 N53\$ PTR=E15 FUS=[YR=2006] E6 N5 E6 S9 E2 S20 W14 N24\$ W15\$.