

LOT 23
IN OR 1401/456
CALICO WOODS PB 6/374

GREENE KENNETH C & VIRGINIA W
9510 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0023-0000



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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		

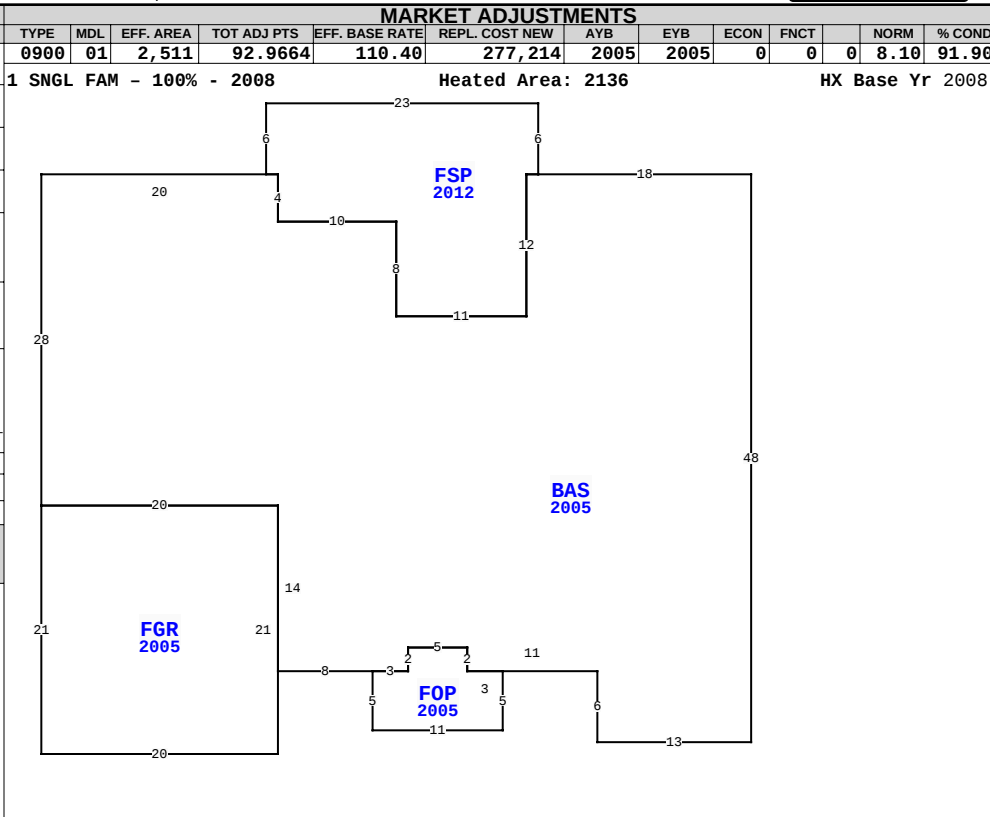
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2,136	216,713
FGR	420	55	231	23,436
FOP	65	30	20	2,029
FSP	310	40	124	12,581

TOTALS	2,931		2,511	254,760
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0473	VF 3 RAIL	0 100	0	0	80.00	LF	7.50	
3	0812	CONCRETE C	0 100	0	0	1,832.00	SF	4.00	
4	0510	GARAGE WD-	0 100	24	20	480.00	SF	35.00	
5	0350	CARPORT WD	0 100	20	18	360.00	SF	13.00	
6	0811	CONCRETE B	0 100	73	10	730.00	SF	5.20	

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

REVIEW DATE 08/30/2022 BY TWA



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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	2005	2005	3	90	1,800	
7.50	100	2005	2005	3	69	414	
4.00	100	2005	2005	3	87	6,375	
35.00	100	2007	2007	3	52	8,736	
13.00	100	2012	2012	3	60	2,808	
5.20	100	2007	2007	3	89	3,378	

TOTAL OB/XF									
23,511									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000		

Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000

NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,760
TOTAL MARKET OB/XF VALUE		23,511
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		308,271
SOH/AGL Deduction		132,373
ASSESSED VALUE		175,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,898
TOTAL JUST VALUE		308,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15320	ELEC OTHER	2,000	07/01/2005
M10007	MECH OTHER	0	07/01/2005
B0515352	NEW CONSTR	155,557	06/01/2005
P0509592	OTHER	0	06/01/2005
R0507721	REPAIR/RRF	2,800	06/01/2005
WE050372	XFOB	0	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1401/0456	4/04/2006	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: GREENE KENNETH C &					
1211/0821	3/01/2004	WD U	V	19	
GRANTOR: RAYLAND LLC					
GRANTEE: SEDA CONSTRUCTION C					

SALE PRICE	265,000
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BUILDING NOTES					
GRANTEE: SEDA CONSTRUCTION COM					
GRANTEE: GREENE KENNETH C &					
GRANTOR: RAYLAND LLC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING DIMENSIONS					
BAS=[YR=2005] W18 FSP=[YR=2012] N6 W23 S6 E1 S4 E10 S8 E11					
N12 E1 \$ W1 S12 W11 N8 W10 N4 W20 S28 FGR=[YR=2005] S21 E20					
N21 W20 \$ E20 S14 E8 FOP=[YR=2005] S5 E11 N5 W3 N2 W5 S2 W3					
\$ E3 N2 E5 S2 E11 S6 E13 N48 \$.					

TOTAL OB/XF									
23,511									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000		

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