LOT 25
ESMTS 1282/1743-1748
CALICO WOODS PB 6/374

LAFAVE ANDREW T & BRITTANY HENDRIKA
9546 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

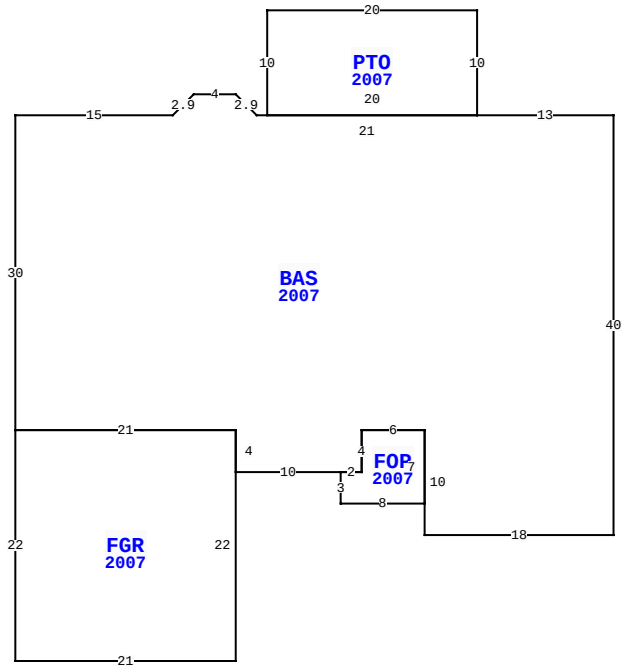
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,950	100	1,950	209,850
FGR	462	55	254	27,334
FOP	48	30	14	1,507
PTO	200	5	10	1,076
TOTALS	2,660		2,228	239,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	97.5492	115.84	258,092	2007	2007	0	0	0	7.10	92.90

1 SNGL FAM – 0% - 2023 Heated Area: 1950 HX Base Yr



BLD DATE	07/31/2007 JH	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

9546 FORD RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	239,767
TOTAL MARKET OB/XF VALUE	12,051
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	281,818
SOH/AGL Deduction	0
ASSESSED VALUE	281,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,818
TOTAL JUST VALUE	281,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001729	REPAIR/RRF	10,000	02/28/2023
E18234	ELEC OTHER	2,000	10/01/2006
M12142	MECH OTHER	0	10/01/2006
P11596	OTHER	0	10/01/2006
C18584	CO ISSUED	0	09/01/2006
B18584	NEW CONSTR	158,070	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0162	3/10/2023	WD	Q	I	01	405,000
GRANTOR: A & O BUILDERS LLC						
GRANTEE: LAFAVE ANDREW THOMA						
2597/0504	10/05/2022	WD	U	I	37	305,000
GRANTOR: JAXSAT GROUP LLC						
GRANTEE: A & O BUILDERS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W13PTO=[YR=2007] N10W20S10 E20$W21 L2 U2 W4 D2 L2 W15S30 FGR=[YR=2007] S22E21N22W21$E21S4E10 FOP=[YR=2007] S3E8N7W6S4W2$E2N4E6S10 E18N40$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	0	0	0	2,284.00	SF	4.00	4.00	100	2007	2007	3	89	8,131	
3	0473	VF 3 RAIL	0	0	0	0	80.00	LF	7.50	7.50	100	2007	2007	3	74	444	
4	1127	BRICK 8"	0	0	0	0	24.00	SF	11.00	11.00	100	2007	2007	3	97	256	

LAND DESCRIPTION

TOTAL OB/XF 12,051

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	0	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