

LOT 28
IN OR 1921/1827
ESMTS 1282/1743-1748

THOMAS BILLY SHANE
9600 FORD RD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0028-0000



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	20	FACE BRICK 100	0900	01	2,966	95.7672	113.72	337,294	2006	2006	0	0	0	12.00	88.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2015													Heated Area: 2390														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015														
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		2 100																												
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	2,390	100	2,390	239,176																										
FGR	858	55	472	47,235																										
FOP	91	30	27	2,702																										
FSP	192	40	77	7,705																										
TOTALS			3,531	2,966	296,819																									
EXTRA FEATURES					9600 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	0812	CONCRETE C	0	100	0	0	2,903.00	SF	4.00	4.00	100	2006	2006	3	88	10,219														
2	0473	VF 3 RAIL	0	100	0	0	80.00	LF	7.50	7.50	100	2006	2006	3	72	432														
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820														
4	0911	SCRN RM A	0	100	24	12	1.00	SF	17.50	17.50	100	2019	2019	3	90	16														
TOTAL OB/XF 12,487																														
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 06/18/2019 BY TWMB 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 areas labeled: BAS 2006, FOP 2006, FGR 2006, FSP 2006.

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1921/1827	5/09/2014	SW U I	12
GRANTOR: SECRETARY OF VETERANS			
GRANTEE: THOMAS BILLY SHANE			
1892/1451	12/03/2013	SW U I	12
GRANTOR: WELLS FARGO BANK NA			
GRANTEE: SECRETARY OF VETERA			

Diagram showing building layout with areas labeled: BAS=[YR=2006] W16 FSP=[YR=2006] N4 W24 S8 E24 N4\$ S4 W24 N4 W16 S47 E12 FOP=[YR=2006] S7 E11 N5 W2 N5 W6 S3 W3\$ E3 N3 E6 S5 E13 FGR=[YR=2006] S30 E22 N39 W22 S9\$ N9 E22 N40 \$.