LOT 29
CALICO WOODS PB 6/374
ESMTS 1282/1743-1748

DONNER GARY & AMY
9618 FORD ROAD
BRYCEVILLE, FL 32009

2023

03-1S-24-021W-0029-0000

BUILDING CHARACTERISTICS

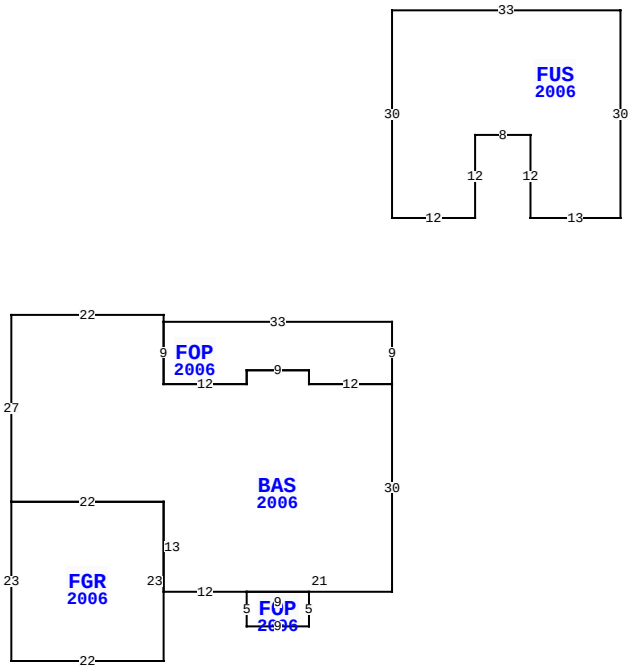
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,602	100	1,602	172,554
FGR	506	55	278	29,944
FOP	45	30	14	1,508
FOP	279	30	84	9,048
FUS	894	100	894	96,294
TOTALS	3,326		2,872	309,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	95.6826	113.62	326,317	2006	2011	0	0	0	5.20	94.80

1 SNGL FAM – 100% - 2023 Heated Area: 2496 HX Base Yr 2023



9618 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		309,349
TOTAL MARKET OB/XF VALUE		56,358
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		395,707
SOH/AGL Deduction		45,397
ASSESSED VALUE		350,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,310
TOTAL JUST VALUE		395,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23454	SWIM POOL	33,000	04/01/2010
M11002	TANKS/BLRS	0	02/01/2006
E16588	ELEC OTHER	2,000	01/01/2006
P10541	OTHER	0	01/01/2006
R08774	REPAIR/RRF	2,800	01/01/2006
C16897	CO ISSUED	200,000	11/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1358	5/27/2022	WD	Q	I	01	492,000
GRANTOR: SWANSON JEFFREY ARNOL						
GRANTEE: DONNER GARY & AMY (						
2371/1077	6/26/2020	WD	Q	I	01	322,000
GRANTOR: SAYLOR MICHAEL J & ST						
GRANTEE: SWANSON JEFFREY ARN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W33 BAS=[YR=2006] N1 W22 S27 FGR=[YR=2006] S23 E22 N23 W22$ E22 S13 E12 FOP=[YR=2006] S5 E9 N5 W9$ E21 N30 W12 N2 W9 S2 W12 N9$ S9 E12 N2 E9 S2 E12 N9$ PTR= N15 FUS=[YR=2006] N30 E33 S30 W13 N12 W8 S12 W12$ S15$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0473	VF 3 RAIL	0	100	0	0	72.00	LF	7.50	7.50	100	2006	2006	3	72	389	
3	0812	CONCRETE C	0	100	0	0	2,862.00	SF	4.00	4.00	100	2006	2006	3	88	10,074	
4	0861	POOL GUNIT	0	100	0	0	628.00	SF	85.00	85.00	100	2010	2010	3	64	34,163	
5	0855	CONC PAVER	0	100	0	0	929.00	SF	10.00	10.00	100	2010	2010	3	92	8,547	

LAND DESCRIPTION

TOTAL OB/XF 56,358

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	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 05/15/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS