

N457 FT OF SE1/4 OF SW1/4
EX 344.45
IN OR 1248/1251

ULSCH PHILLIP M & JOELLIS
8416 FORD ROAD
BRYCEVILLE, FL 32009

2023

04-1S-24-0000-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,004	100	3,004	221,134
FEP	90	80	72	5,300
FEP	156	80	125	9,202
FGR	600	55	330	24,293
FOP	194	30	58	4,269
STP	80	10	8	589

TOTALS	4,124		3,597	264,786
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EXTRA FEATURES		
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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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0812	CONCRETE C	0 100	0	0	1,150.00	SF	4.00	4.00	100	1986	1986	3	52	2,392	
4	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	1995	1995	3	20	8,160	
5	0845	KOOL DECK	0 100	0	0	1,056.00	SF	7.25	7.25	100	1995	1995	3	72	5,512	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
8	0530	STBL WD	0 100	0	0	1,400.00	SF	30.00	30.00	100	2005	2005	3	44	18,480	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,597	110.7450	99.95	359,520	1985	1985	0	0	26.35	73.65
1 SINGLE FAM - 100% - 2005											
Heated Area: 3004											
HX Base Yr 2005											

8416 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
36,844											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			386,723
TOTAL MARKET OB/XF VALUE			36,844
TOTAL LAND VALUE - MARKET			164,320
TOTAL MARKET VALUE			587,887
SOH/AGL Deduction			237,931
ASSESSED VALUE			349,956
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			299,956
TOTAL JUST VALUE			587,887
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951849	SWIM POOL	13,000	04/01/1995
5129	NEW CONSTR	28,916	08/30/1988
3183	NEW CONSTR	1,800	08/30/1988
2703	H/AC	2,000	08/30/1988
5325	NEW CONSTR	1,700	08/30/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1248/1251	7/27/2004	WD	Q	I	
					337,000
GRANTOR: GREENE KENNETH LEE &					
GRANTEE: ULSCH PHILLIP M & J					
0705/1050	5/26/1994	WD	Q	I	180,000
GRANTOR: EASON RONNIE & MARGAR					
GRANTEE: GREENE KENNETH & DA					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W16 STP=[YR=1993] N10 W8 S10 E8 \$ W8 N6 W18 N2 W6 FEP=[YR=2003] N12 W13 S12 E13 \$ W38 FEP=[YR=2003] N10 W9 S10 E9 \$ W14 S31 E18 S4 E7 FOP=[YR=1993] S7 E26 N7 W10 N2 W6 S2 W10 \$ E10 N2 E6 S2 E17 N2 E17 FGR=[YR=1993] S20 E25 N24 W25 S4 \$ N4 E25 N21 \$.		

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