IN OR 2368/1492

MENOTTE ROBERT W & LANE A
8432 FORD ROAD
BRYCEVILLE, FL 32009

2023

04-1S-24-0000-0009-0020

BUILDING CHARACTERISTICS

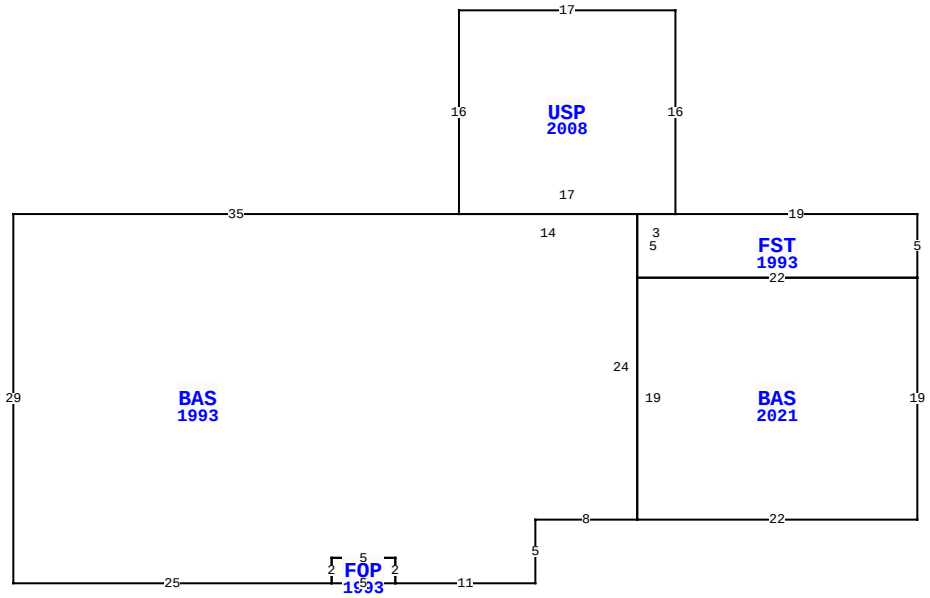
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	120,082
BAS	418	100	418	36,612
FOP	10	30	3	263
FST	110	55	60	5,255
USP	272	30	82	7,182
TOTALS	2,181		1,934	169,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	122.8430	110.87	214,423	1984	1994	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1789 HX Base Yr



8432 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,394
TOTAL MARKET OB/XF VALUE		14,005
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		237,399
SOH/AGL Deduction		91,002
ASSESSED VALUE		146,397
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,397
TOTAL JUST VALUE		237,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008016	REPAIR/RRF	0	06/18/2021
B21387	XFOB	5,762	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1492	6/12/2020	WD	U	I	11	100
GRANTOR: MENOTTE ROBERT W						
GRANTEE: MENOTTE ROBERT W &						
1783/0910	3/09/2012	QC	U	I	11	100
GRANTOR: MENOTTE PHYLLIS A & R						
GRANTEE: MENOTTE ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W19 USP=[YR=2008] N16 W17 S16 BAS=[YR=1993] W35 S29 E25 FOP=[YR=1993] E5N2 W5 S2$ N2 E5 S2 E11 N5 E8
BAS=[YR=2021] E22 N19 W22 S19$ N24 W14$ E17$ W3 S5 E22 N5$.

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	1984	1984	3	58	2,030	
2	0811	CONCRETE B	0	100	0	0	641.00	SF	5.20	5.20	100	1984	1984	3	47	1,567	
4	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2008	2008	3	56	9,408	
5	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2010	2010	3	50	1,000	

LAND DESCRIPTION

TOTAL OB/XF 14,005

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	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 02/10/2022 BY TWX Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS