LOT 4 (EX S-1 & S-2)
IN OR 1324/1240
PARKWOOD PB 6/77

HALL ADAM
7793 FORD ROAD
BRYCEVILLE, FL 32009

2023

08-1S-24-1610-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

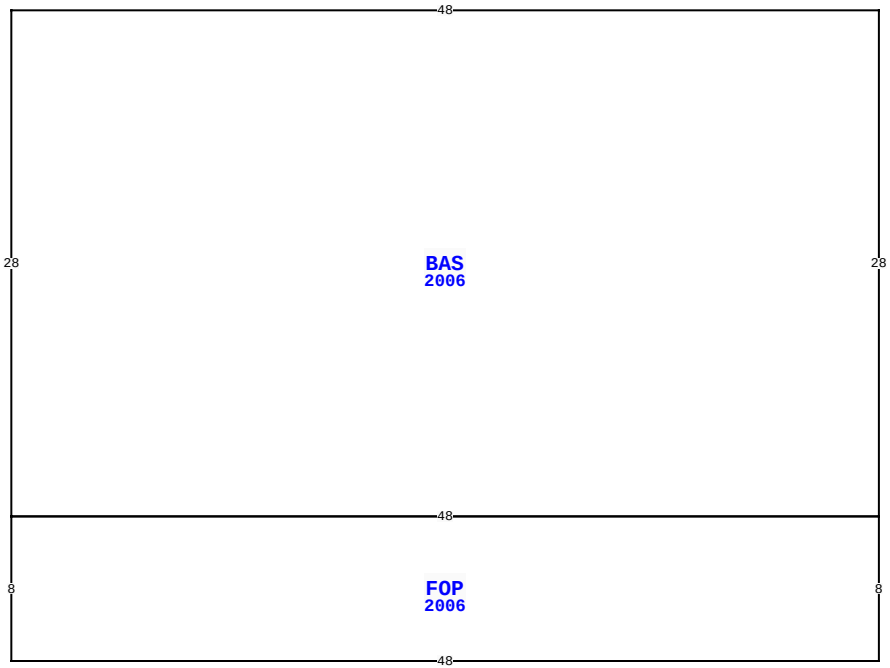
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,344	100	1,344	153,373
FOP	384	30	115	13,124
TOTALS	1,728		1,459	166,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,459	137.4450	124.04	180,974	2006	2006	0	0	0	8.00	92.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1344 HX Base Yr 2007



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

7793 FORD RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,496
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		223,816
SOH/AGL Deduction		117,137
ASSESSED VALUE		106,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,679
TOTAL JUST VALUE		223,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C15747	CO ISSUED	92,544	02/01/2006
E16788	ELEC OTHER	2,000	02/01/2006
M11060	TANKS/BLRS	0	02/01/2006
B15747	NEW CONSTR	92,544	02/01/2006
P10373	OTHER	0	11/01/2005
R08021	REPAIR/RRF	2,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/1240	6/10/2005	WD	U	V	06	15,000
GRANTOR: JOHNSTON BENJAMIN J J						
GRANTEE: HALL ADAM						
1101/0861	12/17/2002	WD	Q	I		120,000
GRANTOR: PARKER ALTON L & EVEL						
GRANTEE: JOHNSTON BENJAMIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W48 S28 FOP=[YR=2006] S8 E48 N8 W48$ E48 N28$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	0007	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,500							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 1.85 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 08/02/2023 BY SYS