N1/2 OF NW1/4 OF NW1/4
IN OR 2427/96

MENDOZA EDGAR
8051 FORD ROAD
BRYCEVILLE, FL 32009

2023

09-1S-24-0000-0001-0030

BUILDING CHARACTERISTICS

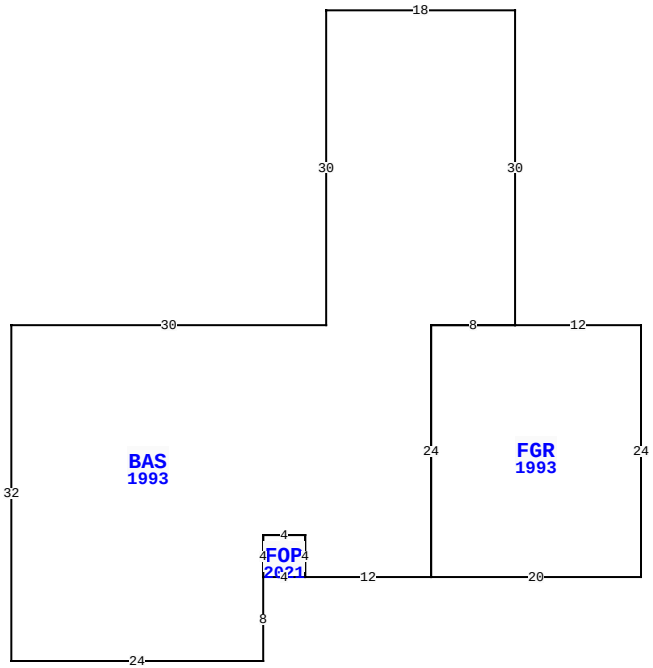
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	125,017
FGR	480	55	264	19,692
FOP	16	30	5	373
TOTALS	2,172		1,945	145,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,945	109.7600	99.06	192,672	1978	1988	0	0	0	24.70	75.30

1 SINGLE FAM – 0% - 0 Heated Area: 1676 HX Base Yr



8051 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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	145,082
TOTAL MARKET OB/XF VALUE	2,782
TOTAL LAND VALUE - MARKET	151,850
TOTAL MARKET VALUE	197,758
SOH/AGL Deduction	12,459
ASSESSED VALUE	185,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,299
TOTAL JUST VALUE	299,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2427/0096	1/21/2021	WD	Q	I	01	145,000
GRANTOR: CC FORD INVESTMENTS L						
GRANTEE: MENDOZA EDGAR						
2290/0607	5/09/2018	WD	U	I	11	100
GRANTOR: ALLEN RONALD H						
GRANTEE: REVOCABLE INTER VIV						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] N30 W18 S30 W30 S32 E24 N8 FOP=[YR=2021] E4 N4 W4 S4$ N4 E4 S4 E12 N24 E8$ W8 S24 E20 N24$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	0	0	0	540.00	SF	5.20	5.20	100	1981	1981	3	38	1,067	

LAND DESCRIPTION

TOTAL OB/XF 2,782

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	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	1.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	42,600							
2	009530	C	POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	4.17	AC		1.00	1.00	1.00	550.00	550.00	2,294							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	4.17	AC		1.00	1.00	1.00	25,000.00	25,000.00	104,250							

REVIEW DATE 02/10/2022 BY TW Total Acres: 7.59 Total Land Value: 49,894 Market: 104,250 Agricultural: 2,294 Common: 47,600 PRINTED 08/02/2023 BY SYS