LOTS 17 & 18
IN OR 2055/1965
CALICO TRAILS PB 6/4-5

PAPPY BRUCE JEREMY & COURTNEY
9305 FORD RD
BRYCEVILLE, FL 32009

2023

10-1S-24-021C-0017-0000

BUILDING CHARACTERISTICS

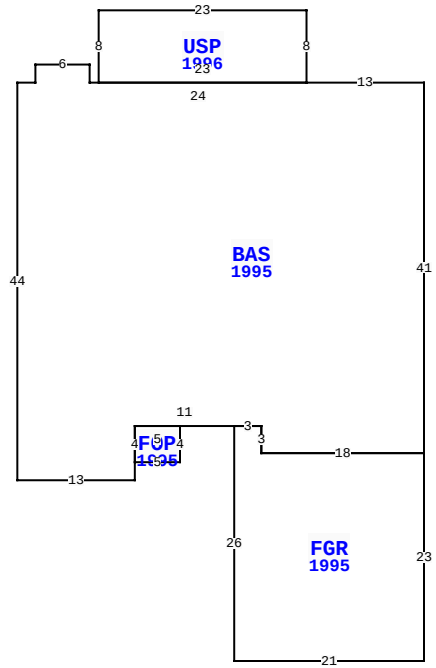
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,854	100	1,854	181,966
FGR	492	55	271	26,598
FOP	20	30	6	589
USP	184	30	55	5,398
TOTALS	2,550		2,186	214,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,186	92.6100	109.97	240,394	1995	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2015 Heated Area: 1854 HX Base Yr 2015



9305 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		214,552
TOTAL MARKET OB/XF VALUE		36,270
TOTAL LAND VALUE - MARKET		81,360
TOTAL MARKET VALUE		332,182
SOH/AGL Deduction		132,123
ASSESSED VALUE		200,059
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		150,059
TOTAL JUST VALUE		332,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702901	REPAIR/RRF	12,780	05/08/2017
B952351	SWIM POOL	11,500	12/01/1995
B951747	NEW CONSTR	72,028	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/1965	6/23/2016	QC	U	I	11	73,100
GRANTOR: PAPPY BRUCE JEREMY						
GRANTEE: PAPPY BRUCE JEREMY						
1910/0886	3/28/2014	SW	U	I	12	159,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: PAPPY BRUCE JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 USP=[YR=1996] N8 W23 S8 E23$ W24 N2 W6 S2 W2 S44 E13 N2 FOP=[YR=1995] E5 N4 W5 S4$ N4 E11 FGR=[YR=1995] S26 E21 N23 W18 N3 W3$ E3 S3 E18 N41$.

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	0812	CONCRETE C	0	100	0	0	2,604.00	SF	4.00	4.00	100	1995	1995	3	72	7,500	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
3	0861	POOL GUNIT	0	100	13	26	338.00	SF	85.00	85.00	100	1996	1996	3	20	5,746	
4	0845	KOOL DECK	0	100	0	0	573.00	SF	7.25	7.25	100	1996	1996	3	73	3,033	
5	0810	CONCRETE A	0	100	3	65	195.00	SF	6.50	6.50	100	1996	1996	3	73	925	
6	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1997	1997	3	20	840	
7	0681	POLE SHED	0	100	13	11	143.00	SF	15.00	15.00	100	2008	2008	3	56	1,201	
8	0681	POLE SHED	0	100	13	22	286.00	SF	15.00	15.00	100	2008	2008	3	56	2,402	
9	0473	VF 3 RAIL	0	100	0	0	445.00	LF	7.50	7.50	100	2021	2021	3	99	3,304	
10	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2021	2021	3	99	8,554	

TOTAL OB/XF 36,270

LAND DESCRIPTION

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	4.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,360							

REVIEW DATE 03/31/2022 BY TWA Total Acres: 4.52 Total Land Value: 81,360 Market: 0 Agricultural: 0 Common: 81,360 PRINTED 08/02/2023 BY SYS