LOT 21
IN OR 842/530
CALICO TRAILS PB 6/4-5

ROWE GEORGE & PAMELA A
9383 FORD ROAD
BRYCEVILLE, FL 32009

2023

10-1S-24-021C-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

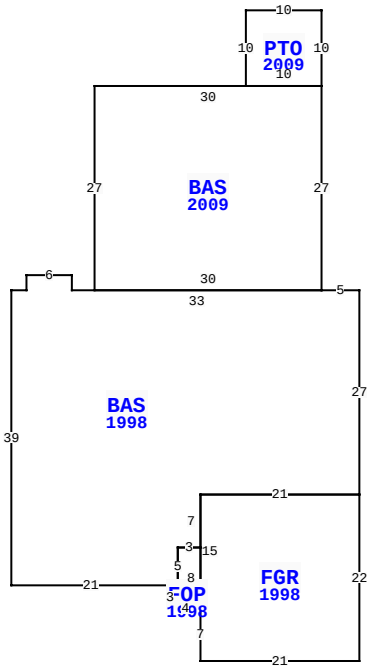
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,539	100	1,539	155,194
BAS	810	100	810	81,681
FGR	462	55	254	25,613
FOP	27	30	8	807
PTO	100	5	5	504
TOTALS	2,938		2,616	263,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	95.0400	112.86	295,242	1998	2006	0	0	0	10.65	89.35

1 SNGL FAM – 100% - 1999 Heated Area: 2349 HX Base Yr 1999



9383 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,799
TOTAL MARKET OB/XF VALUE		28,997
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		322,796
SOH/AGL Deduction		148,373
ASSESSED VALUE		174,423
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,423
TOTAL JUST VALUE		322,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1700463	REPAIR/RRF	11,398	01/01/2017
C22604	CO ISSUED	0	08/26/2009
B22604	ADDITION	54,960	06/01/2009
B006916	GARAGE	14,400	01/04/2000
B984829	NEW CONSTR	99,839	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0842/0530	7/23/1998	WD	Q	I		99,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROWE GEORGE & PAMEL						
0825/0324	3/05/1998	WD	U	V	19	14,000
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONST COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W5 BAS=[YR=2009] N27 PTO=[YR=2009] N10 W10 S10 E10$ W30 S27 E30$ W33 N2 W6 S2 W2 S39 E21 FOP=[YR=1998] S3 E4 FGR=[YR=1998] S7 E21 N22 W21 S15 $ N8 W3 S5 W1 $ E1 N5 E3 N7 E21 N27 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	359.00	SF	6.50	6.50	100	1998	1998	3	77	1,797	
3	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	2000	2000	3	80	18,432	
4	0812	CONCRETE C	0	100	0	0	1,766.00	SF	4.00	4.00	100	2002	2002	3	83	5,863	

LAND DESCRIPTION

TOTAL OB/XF 28,997

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS