LOT 22
IN OR 1995/1029
ESMT PT OR 900/1668

GREENE CYNTHIA
9399 FORD ROAD
BRYCEVILLE, FL 32009

2023

10-1S-24-021C-0022-0000

BUILDING CHARACTERISTICS

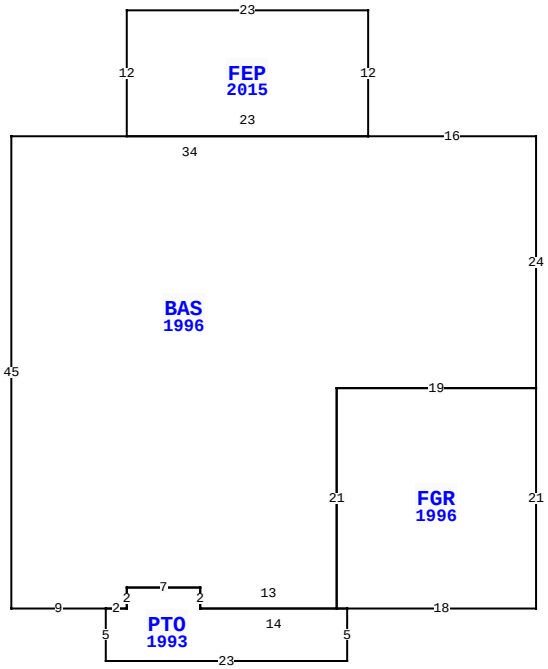
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,837	100	1,837	184,173
FEP	276	80	221	22,157
FGR	399	55	219	21,956
PTO	129	5	6	601
TOTALS	2,641		2,283	228,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	96.4908	114.58	261,586	1996	1996	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2016 Heated Area: 1837 HX Base Yr 2016



9399 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,888
TOTAL MARKET OB/XF VALUE		43,519
TOTAL LAND VALUE - MARKET		63,360
TOTAL MARKET VALUE		335,767
SOH/AGL Deduction		129,058
ASSESSED VALUE		206,709
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		151,709
TOTAL JUST VALUE		335,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703320	REPAIR/RRF	10,852	05/30/2017
1700926	GARAGE	37,489	02/10/2017
B029243	XFOB	0	01/01/2002
E006746	NEW CONSTR	0	03/01/2000
B006841	SWIM POOL	12,000	02/01/2000
B985197	ADDITION	2,500	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1995/1029	8/05/2015	WD	Q	I	02	200,000
GRANTOR: MAYNARD DONALD R & JE						
GRANTEE: GREENE RAYMOND & CY						
1294/1193	2/10/2005	WD	Q	I		235,000
GRANTOR: MARTIN JILL E						
GRANTEE: MAYNARD DONALD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 FEP=[YR=2015] N12 W23 S12 E23 $ W34 S45 E9 PTO=[YR=1993] S5 E23 N5 FGR=[YR=1996] E18 N21 W19 S21 E1 $ W14 N2 W7 S2 W2 $ E2 N2 E7 S2 E13 N21 E19 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
2	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	1996	1996	3	73	1,926	
3	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2000	2000	3	27	6,885	
4	0845	KOOL DECK	0	100	0	0	461.00	SF	7.25	7.25	100	2000	2000	3	80	2,674	
5	0200	BARN WD 0-	0	100	34	20	680.00	SF	20.00	20.00	100	1999	1999	3	28	3,808	
7	0510	GARAGE WD-	0	100	35	24	840.00	SF	35.00	35.00	100	2017	2017	3	87	25,578	
8	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	2017	2017	3	97	2,648	

LAND DESCRIPTION

TOTAL OB/XF 43,519

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	3.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,360							

REVIEW DATE 05/01/2020 BY TWA Total Acres: 3.52 Total Land Value: 63,360 Market: 0 Agricultural: 0 Common: 63,360 PRINTED 08/02/2023 BY SYS