

DVORCSAK DORU & LUCIA
9587 FORD ROAD
BRYCEVILLE, FL 32009

10-1S-24-021C-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD												
Exterior Wall	05	AVERAGE 70											
Exterior Wall	20	FACE BRICK 30											
Roof Structure	03	GABLE/HIP 100											
Roof Cover	03	COMP SHNGL 100											
Interior Wall	05	DRYWALL 100											
Interior Floor	14	CARPET 90											
Interior Floor	11	CLAY TILE 10											
Air Condition	03	CENTRAL 100											
Heating Type	04	AIR DUCTED 100											
Bedrooms		3 100											
Bathrooms		2 100											
Frame	02	WOOD FRAME 100											
Stories	0	0 100											
Units	0	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	2,233	100	2,233	215,741									
FGR	462	55	254	24,540									
FOP	78	30	23	2,222									
FOP	96	30	29	2,802									
PTO	96	5	5	483									
TOTALS	2,965		2,544	245,788									
EXTRA FEATURES													
L N	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	0810	CONCRETE A	0 100	16 20	320.00 SF 6.50	6.50	100	1997	1997	3	75	1,560	
2	0500	FP-PRE FAB	0 100	0 0	1.00 UT 3,500.00	3,500.00	100	1997	1997	3	81	2,835	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	91.7568	108.96	277,194	1997	2002	0	0	0	11.33	88.67
1 SNGL FAM - 100% - 1998 Heated Area: 2233 HX Base Yr 1998												

PTO
1227

FOP
1227

BAS
1997

FGR
1997

FOP
1997

NASSAU COUNTY PROPERTY

VALUATION BY

Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 245,788

TOTAL MARKET OB/XF VALUE 4,395

TOTAL LAND VALUE - MARKET 63,360

TOTAL MARKET VALUE 313,543

SOH/AGL Deduction 144,363

ASSESSED VALUE 169,180

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 119,180

TOTAL JUST VALUE 313,543

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 307,470

PERMIT NUM DESCRIPTION AMT ISSUED

R1615570 REPAIR/RRF 22,000 12/01/2016

B974083 NEW CONSTR 100,000 07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0810/0359	10/20/1997	WD	Q	I		130,300

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: DVORCSAK DORU & LUC

0796/1576 6/17/1997 WD U V 19 22,500

GRANTOR: SEMANIK DEVELOPMENT C

GRANTEE: SEDA CONST COMPANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 PT0=[YR=1997] N4 W24 S4 FOP=[YR=1997] S4 E24 N4 W24\$ E24\$ S4 W24 N4 W16 S38 FGR=[YR=1997] S22 E21 N22 W21\$ E21 S11 E11 FOP=[YR=1997] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N45\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 08/30/2022 BY TWA

Total Acres: 3.52 Total Land Value: 63,360 Market: 0 Agricultural: 0 Common: 63,360

PRINTED 08/02/2023 BY SYS