

LOT 4
IN OR 1254/151
CALICO RIDGE PB 6/52

STUBBLINGS CLIFFORD W & LISA G
10001 FORD RD
BRYCEVILLE, FL 32009

2023

11-1S-24-021R-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	30	VINYL 70	0900	01	2,835	93.2256	110.71	313,863	1998	2005	0	0	0	8.15	91.85	VALUATION SUMMARY												
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2005													Heated Area: 2454												
Roof Structur	08	IRREGULAR 100														HX Base Yr 2005												
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	2.5	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	2,158	100	2,158	219,441																								
BAS	296	100	296	30,099																								
FGR	441	55	243	24,710																								
FOP	61	30	18	1,831																								
FSP	300	40	120	12,202																								
TOTALS			3,256	2,835	288,283																							
EXTRA FEATURES			10001 FORD RD, BRYCEVILLE																									
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	1998	1998	3	77	1,602													
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905													
3	0812	CONCRETE C	0 100	0	0	1,480.00	SF	4.00	4.00	100	1999	1999	3	79	4,677													
4	0681	POLE SHED	0 100	0	0	120.00	SF	15.00	15.00	100	1999	1999	3	28	504													
5	0681	POLE SHED	0 100	0	0	180.00	SF	15.00	15.00	100	1999	1999	3	28	756													
6	0351	CARPORT MT	0 100	30	24	720.00	SF	6.30	6.30	100	2021	2021	3	97	4,400													
7	0810	CONCRETE A	0 100	0	0	272.00	SF	6.50	6.50	100	2021	2021	3	100	1,768													
TOTAL OB/XF 16,612																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0.00	0.00	3.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,620											
REVIEW DATE 01/07/2022 BY TW Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/02/2023 BY SYS																												