LOT 5
IN OR 2097/1352
CALICO RIDGE PB 6/52

WILLIAMS AARON S & CHRISTINA
10023 FORD ROAD
BRYCEVILLE, FL 32009

2023

11-1S-24-021R-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

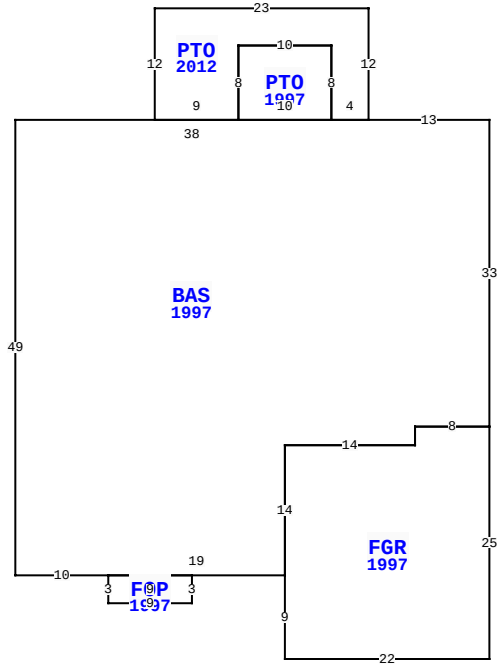
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,175	100	2,175	207,415
FGR	522	55	287	27,369
FOP	27	30	8	763
PTO	80	5	4	381
PTO	196	5	10	954
TOTALS	3,000		2,484	236,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,484	98.8416	117.37	291,547	1997	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2018 Heated Area: 2175 HX Base Yr 2018



10023 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		236,882
TOTAL MARKET OB/XF VALUE		75,618
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		342,500
SOH/AGL Deduction		97,619
ASSESSED VALUE		244,881
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,881
TOTAL JUST VALUE		342,500
NCON VALUE		49,216
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004710	SWIM POOL	70,000	03/28/2022
R13060	RE-ROOF	9,600	08/01/2012
B0210032	GARAGE	20,592	07/01/2002
R024318	REPAIR/RRF	0	07/01/2002
B974268	NEW CONSTR	121,350	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1352	1/23/2017	WD	Q	I	01	215,000
GRANTOR: HUNT ROBERT L & SANDA						
GRANTEE: WILLIAMS AARON S &						
1559/1682	4/07/2008	WD	Q	I		235,000
GRANTOR: DANIELS MICHAEL L & P						
GRANTEE: HUNT ROBERT L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W13 PTO=[YR=2012] N12 W23 S12 E9 PTO=[YR=1997] E10 N8 W10 S8$ N8 E10 S8 E4$ W38 S49 E10 FOP=[YR=1997] S3 E9 N3 W9 $ E19 FGR=[YR=1997] S9 E22 N25 W8 S2 W14 S14 $ N14 E14 N2E8 N33 $.

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	1997	1997	3	81	2,835	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	75	1,560	
3	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	2003	2003	3	84	20,966	
4	0855	CONC PAVER	0	100	0	0	156.00	SF	7.50	7.50	100	2007	2007	3	89	1,041	
5	0866	POOL FIBER	0	100	0	0	375.00	SF	72.00	72.00	100	2022	2022	3	100	27,000	
6	0855	CONC PAVER	0	100	0	0	1,972.00	SF	10.00	10.00	100	2022	2022	3	100	19,720	
7	0477	VF 4 SLAT	0	100	0	0	114.00	LF	14.00	14.00	100	2022	2022	3	100	1,596	
8	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 75,618

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

REVIEW DATE 07/28/2022 BY TWWW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS