LOT 14
IN OR 890/1254
CALICO RIDGE PB 6/52

MILBERGER JEFFREY C & JENNIE R
10271 FORD ROAD
BRYCEVILLE, FL 32009

2023

11-1S-24-021R-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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		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

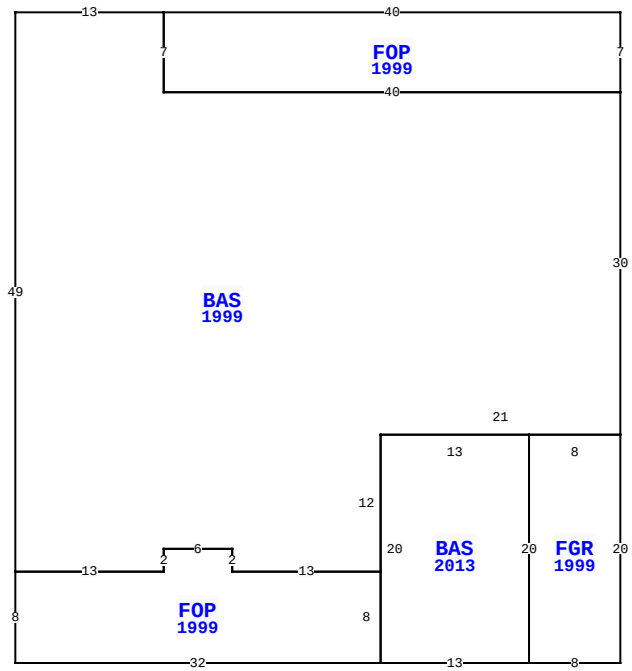
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100	2,053	191,663
BAS	260	100	260	24,273
FGR	160	55	88	8,215
FOP	268	30	80	7,469
FOP	280	30	84	7,842
TOTALS	3,021		2,565	239,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,565	93.3120	110.81	284,228	1999	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2000 Heated Area: 2313 HX Base Yr 2000



10271 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		253,151
TOTAL MARKET OB/XF VALUE		11,339
TOTAL LAND VALUE - MARKET		64,620
TOTAL MARKET VALUE		329,110
SOH/AGL Deduction		130,040
ASSESSED VALUE		199,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,070
TOTAL JUST VALUE		329,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007319	GARAGE	33,062	11/17/2017
E21366	NEW CONSTR	0	11/01/2008
B995880	NEW CONSTR	156,000	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0890/1254	7/12/1999	WD	Q	I		156,100
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: MILBERGER JEFFREY C						
0873/0956	3/09/1999	WD	U	V	19	26,600
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W40 BAS=[YR=1999] W13 S49 FOP=[YR=1999] S8 E32 BAS=[YR=2013] E13 FGR=[YR=1999] E8 N20 W8 S20$ N20 W13 S20$ N8 W13 N2 W6 S2 W13$ E13 N2 E6 S2 E13 N12 E21 N30 W40 N7$ S7 E40 N7$.

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	0812	CONCRETE C	0	100	0	0	2,563.00	SF	4.00	4.00	100	1999	1999	3	79	8,099	
2	0681	POLE SHED	0	100	24	30	720.00	SF	11.25	11.25	100	2004	2004	3	40	3,240	

LAND DESCRIPTION

TOTAL OB/XF 11,339

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	3.59	AC		1.00	1.00	1.00	18,000.00	18,000.00	64,620							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

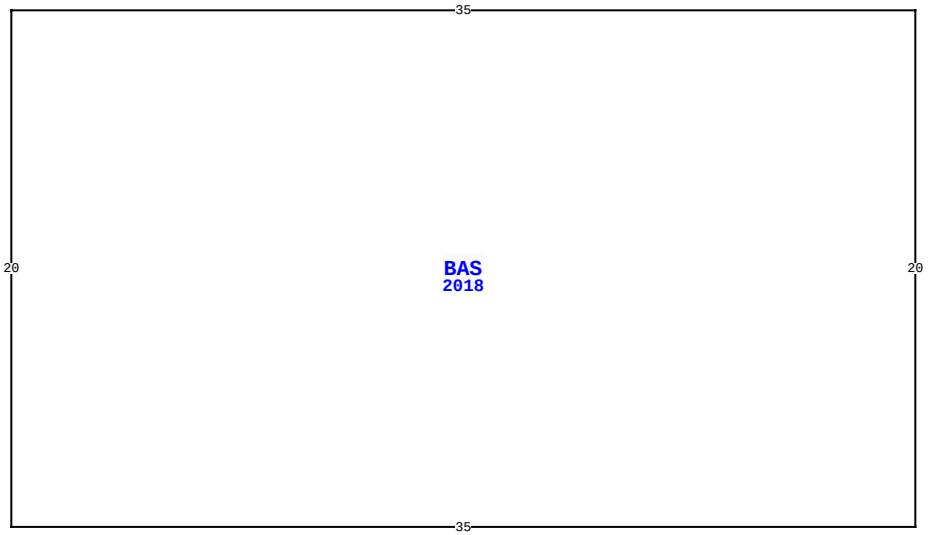
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	700	13,689
TOTALS	700		700	13,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	58.1900	20.37	14,259	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2000 Heated Area: 700 HX Base Yr 2000



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GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W35 S20 E35 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/05/2020 BY TWA Total Acres: 3.59 Total Land Value: 64,620 Market: 0 Agricultural: 0 Common: 64,620 PRINTED 08/02/2023 BY SYS