LOT 3
IN OR 1889/1724
CALICO RUN PB 6/112-113

SPENCE SHERRILL
10519 FORD RD
BRYCEVILLE, FL 32009

2023

11-1S-24-021U-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

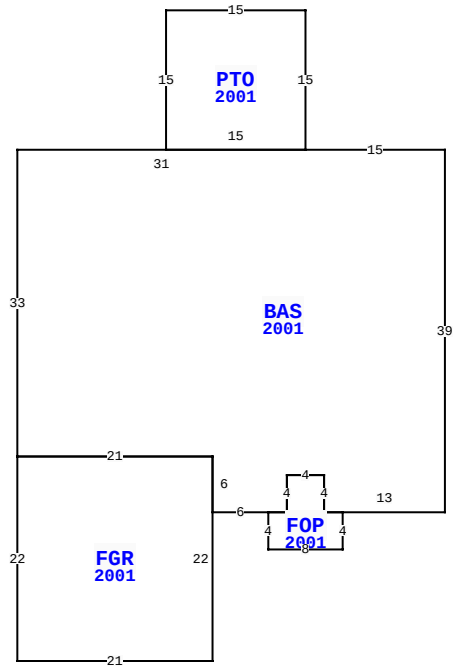
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,652	100	1,652	174,030
FGR	462	55	254	26,757
FOP	48	30	14	1,475
PTO	225	5	11	1,159
TOTALS	2,387		1,931	203,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,931	100.8126	119.71	231,160	2001	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2014 Heated Area: 1652 HX Base Yr 2014



10519 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		203,421
TOTAL MARKET OB/XF VALUE		11,352
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		244,773
SOH/AGL Deduction		108,118
ASSESSED VALUE		136,655
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,655
TOTAL JUST VALUE		244,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002672	REPAIR/RRF	12,041	03/25/2020
E017789	NEW CONSTR	0	03/01/2001
M014940	H/AC	0	03/01/2001
B0108004	NEW CONSTR	100,000	02/01/2001
P014550	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/1724	11/14/2013	WD	Q	I	01	139,500
GRANTOR: SEYMOUR MICHAEL D						
GRANTEE: SPENCE SHERRILL						
1588/1778	10/10/2008	QC	U	I	01	100
GRANTOR: SEYMOUR HOPE F						
GRANTEE: SEYMOUR MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 PTO=[YR=2001] N15 W15 S15 E15$ W31 S33 FGR=[YR=2001] S22 E21 N22 W21$ E21 S6 E6 FOP=[YR=2001] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E13 N39$.

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	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	82	1,706	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2003	2003	3	22	924	
4	0812	CONCRETE C	0	100	0	0	1,700.00	SF	4.00	4.00	100	2003	2003	3	84	5,712	

LAND DESCRIPTION

TOTAL OB/XF 11,352

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

REVIEW DATE 05/16/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS