

LOT 7
IN OR 1262/1581
CALICO RUN PB 6/112-113

CREWS BENJAMIN L/ROWE RHONDA F
10671 FORD ROAD
BRYCEVILLE, FL 32009

2023

11-1S-24-021U-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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	1,598	100	1,598	166,408
FEP	300	80	240	24,992
FGR	420	55	231	24,055
FOP	52	30	16	1,666
TOTALS	2,370		2,085	217,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	395.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	
3	0820	WOOD WALK	0	100	0	0	336.00	SF	11.75	11.75	
4	0351	CARPORT MT	0	100	50	14	700.00	SF	10.00	10.00	
5	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	
6	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,085	94.9032	112.70	234,980	2001	2006	0	0	7.60	92.40
1 SNGL FAM - 100% - 2005 Heated Area: 1598 HX Base Yr 2005											
10671 FORD RD, BRYCEVILLE											

TOTAL OB/XF											
14,153											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	217,122		
TOTAL MARKET OB/XF VALUE	14,153		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	261,275		
SOH/AGL Deduction	115,485		
ASSESSED VALUE	145,790		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	95,790		
TOTAL JUST VALUE	261,275		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,624		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002671	REPAIR/RRF	15,507	03/25/2020
B24492	XFOB	9,651	03/01/2011
B0108141	NEW CONSTR	100,000	04/01/2001
E017947	TEMP POLE	0	04/01/2001
P014632	NEW CONSTR	0	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1262/1581	9/30/2004	WD U	I	05	
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: CREWS BENJAMIN L &					
1219/1113	4/01/2004	CT U	I	14	100
GRANTOR: CLERK OF COURT					
GRANTEE: SECRETARY OF VETERA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W12 FEP=[YR=2016] N15 W20 S15 E20\$ W33 S38 E11 FOP=[YR=2001] S5 E8 N5 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E8 FGR=[YR=2001] S16 E20 N21 W20 S5\$ N5 E20 N33\$.											