

LOT 8  
IN OR 1002/1388  
CALICO RUN PB 6/112-113

NAGY ROBERT L & VICKIE J  
10695 FORD ROAD  
BRYCEVILLE, FL 32009

2023

11-1S-24-021U-0008-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 60      |
| Interior Floo            | 08 | SHT VINYL 40   |
| 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       | 1,927            | 100         | 1,927        | 196,019              |
| FGR       | 399              | 55          | 219          | 22,277               |
| FOP       | 129              | 30          | 39           | 3,967                |
| PTO       | 104              | 5           | 5            | 509                  |
| TOTALS    | 2,559            |             | 2,190        | 222,771              |

| EXTRA FEATURES |            |             |         |   |   |        |    |          |       |
|----------------|------------|-------------|---------|---|---|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 |       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 488.00 | SF | 6.50     |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0006 | OR       | 0.00  | 0.00  | 3.59        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 2,190     | 92.6100     | 109.97         | 240,834        | 2001 | 2006 | 0    | 0    |
| 1 SNGL FAM - 100% - 2002 Heated Area: 1927 HX Base Yr 2002 |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF |            |             |         |   |   |        |    |          |       |
|-------------|------------|-------------|---------|---|---|--------|----|----------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | NOTES |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 |       |
| 2           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 488.00 | SF | 6.50     |       |

| TOTAL OB/XF |            |             |         |   |   |        |    |          |       |
|-------------|------------|-------------|---------|---|---|--------|----|----------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS  | UT | Adj R    | NOTES |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00   | UT | 3,500.00 |       |
| 2           | 0810       | CONCRETE A  | 0 100   | 0 | 0 | 488.00 | SF | 6.50     |       |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 6              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 222,771   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 5,611     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 64,620    |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 293,002   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 134,457   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 158,545   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 55,000    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 103,545   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 293,002   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 286,306   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20003832   | REPAIR/RRF  | 15,200  | 05/06/2020 |
| B0108140   | NEW CONSTR  | 100,000 | 04/01/2001 |
| E018011    | NEW CONSTR  | 4,000   | 04/01/2001 |
| P014630    | NEW CONSTR  | 0       | 04/01/2001 |

| SALES DATA                    |            |              |        |        |           |               |  |  |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1011/0444                     | 10/04/2001 | WD           | U      | V      | 07        | 100           |  |  |  |
| GRANTOR:SEMANIK INVESTMENT CO |            |              |        |        |           |               |  |  |  |
| GRANTEE:SEDA CONST COMPANY    |            |              |        |        |           |               |  |  |  |
| 1002/1388                     | 8/13/2001  | WD           | Q      | I      |           | 143,000       |  |  |  |
| GRANTOR:SEDA CONSTRUCTION CO  |            |              |        |        |           |               |  |  |  |
| GRANTEE:NAGY ROBERT & VICKI   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2001] W22 PT0=[YR=2001] N8 W13 S8 E13\$ W30 S45 E10<br>FOP=[YR=2001] S5 E23 N5 FGR=[YR=2001] E19 N21 W19 S21 \$ W14<br>N2 W7 S2 W2\$ E2 N2 E7 S2 E14 N21 E19 N24\$. |  |  |  |  |  |  |  |  |  |