PT OR 609/201
ESMT OR 541/968
EX R/W OR 618/999

KREDELL MICHAEL
10148 FORD ROAD
BRYCEVILLE, FL 32009

2024

02-1S-24-0000-0001-0020

BUILDING CHARACTERISTICS

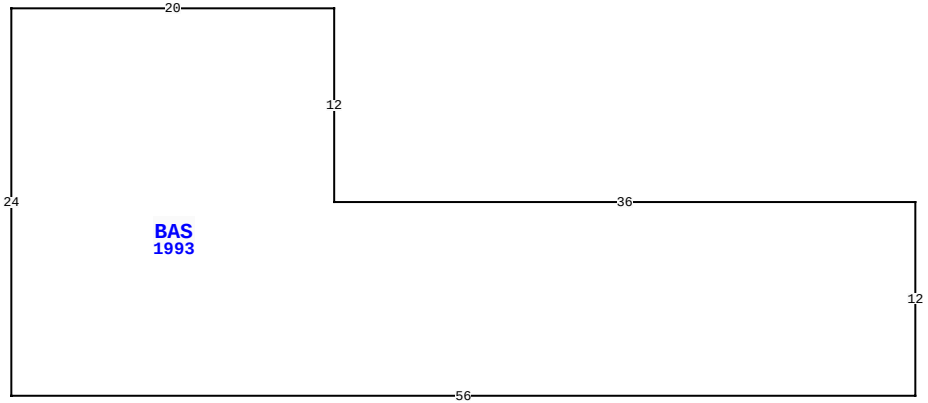
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	17,926
TOTALS	912		912	17,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	93.6000	65.52	59,754	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



11772 THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	85,387
TOTAL MARKET OB/XF VALUE	19,423
TOTAL LAND VALUE - MARKET	308,820
TOTAL MARKET VALUE	187,826
SOH/AGL Deduction	105,142
ASSESSED VALUE	82,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,684
TOTAL JUST VALUE	413,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7450	MH MOVE-ON	2,498	08/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0609/0201	10/05/1990	WD	U	I	09	90,000
GRANTOR: GRIFFIN BETH						
GRANTEE: KREDELL MICHAEL C						
0539/1000	3/30/1988	WD	U	I	09	122,000
GRANTOR: KIRBY ALDON H						
GRANTEE: GRIFFIN & KREDELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N12 W20 S24 E56 N12 $.

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	0940	SHEDS/PORT	0	0	10	16	160.00	SF	20.10	20.10	100	1989	1989	3	20	643	
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1978	1978	3	29	17,400	
3	0681	POLE SHED	0	0	10	46	460.00	SF	15.00	15.00	100	1985	1985	3	20	1,380	

LAND DESCRIPTION

TOTAL OB/XF 19,423

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	41.47	AC		1.00	1.00	1.00	555.00	555.00	23,016							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	41.47	AC		1.00	1.00	1.00	6,000.00	6,000.00	248,820							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 43.47 Total Land Value: 83,016 Market: 248,820 Agricultural: 23,016 Common: 60,000 PRINTED 08/06/2024 BY SYS

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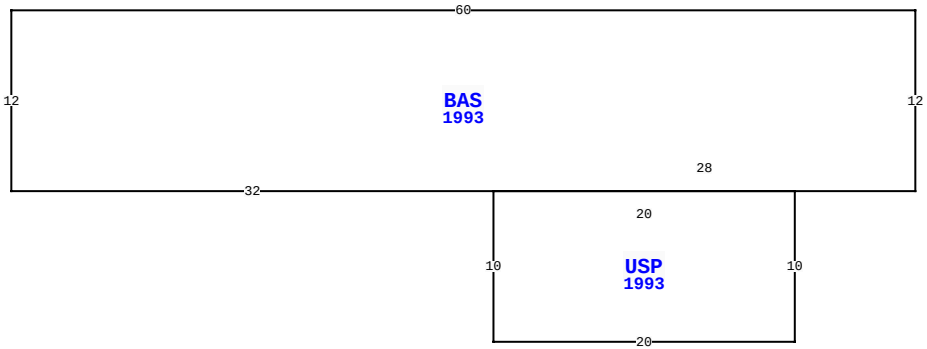
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	59,234
USP	200	50	100	8,227
TOTALS	920		820	67,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	02	820	86.6000	108.25	88,765	1975	1975	0	0	0	24.00	76.00

2 SNGL FAM – 0% - 0 Heated Area: 720 HX Base Yr



11772 THORNHILL PL, BRYCEVILLE

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0539/1000	3/30/1988	WD	U	I	09	122,000
GRANTOR: KIRBY ALDON H						
GRANTEE: GRIFFIN & KREDELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E32 USP=[YR=1993] S10 E20 N10 W20$ E28 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/09/2021 BY TWA Total Acres: 43.47 Total Land Value: 83,016 Market: 248,820 Agricultural: 23,016 Common: 60,000 PRINTED 08/06/2024 BY SYS