



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	08	WD ON PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	86,546
FEP	126	80	101	7,588
FOP	126	30	38	2,855
FOP	432	30	130	9,766
FOP	48	30	14	1,052
FSP	270	40	108	8,114
FST	36	55	20	1,502
FUS	573	100	573	43,048

TOTALS	2,763		2,136	160,470
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
2	0811	CONCRETE B	0 100	0	0	1,296.00	SF	5.20	5.20	100	1991	1991	3	62	4,178	
3	0812	CONCRETE C	0 100	0	0	1,660.00	SF	4.00	4.00	100	2006	2006	3	87	5,777	
4	0681	POLE SHED	0 100	20	16	320.00	SF	11.25	11.25	100	1994	1994	3	20	720	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY			
0100	01	2,136	109.7600	104.27	222,721	1981	1983	0	0	0	27.95	72.05	STANDARD			
1 SINGLE FAM - 100% - 0													Heated Area: 1725			
													HX Base Yr			

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

10148 FORD RD, BRYCEVILLE

VALUATION BY				STANDARD
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE				195,565
TOTAL MARKET OB/XF VALUE				12,390
TOTAL LAND VALUE - MARKET				30,000
TOTAL MARKET VALUE				237,955
SOH/AGL Deduction				83,199
ASSESSED VALUE				154,756
TOTAL EXEMPTION VALUE		HX HB		50,000
BASE TAXABLE VALUE				104,756
TOTAL JUST VALUE				237,955
NCON VALUE				19,370
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				212,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007957	30X30 GARAGE	59,832	06/21/2023
B17691	ADDITION	24,240	05/01/2006
R09254	REPAIR/RRF	1,100	05/01/2006
7220	ADDITION	16,700	05/30/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0697/0767	1/31/1994	WD	Q	I		74,000

GRANTOR: WHITE WILLIAM & KATHY						
GRANTEE: KREDELL MICHAEL & K						
0619/0892	2/20/1991	QC	U	I	01	100
GRANTOR: WHITE ROBIN P						
GRANTEE: WHITE WILLIAM L						

BUILDING NOTES

BUILDING DIMENSIONS	
FSP=[YR=2007] N10 W27 S10 E27\$ FST=[YR=1993] W6 FEP=[YR=2007] W21 FOP=[YR=1993] W21 FOP=[YR=2007] W8S6E8N6\$ S6 BAS=[YR=1993] S24 FOP=[YR=1993] S9 E48 N9 W48\$ E48 N24 W48\$ E21 N6\$ S6 E21 N6\$ S6 E6 N6\$ PTR=E15 FUS=[YR=1993] E14 S7 E21 N7 E13 S15 W48 N15\$W15\$.	

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