

W1/4 OF TRACT A & E1/2 OF W1/2
OF TRACT A (S-1 & S-2) &
LOT 70

SHUMATE ROBERT O JR & KIMBERLY
10448 FORD ROAD
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-000A-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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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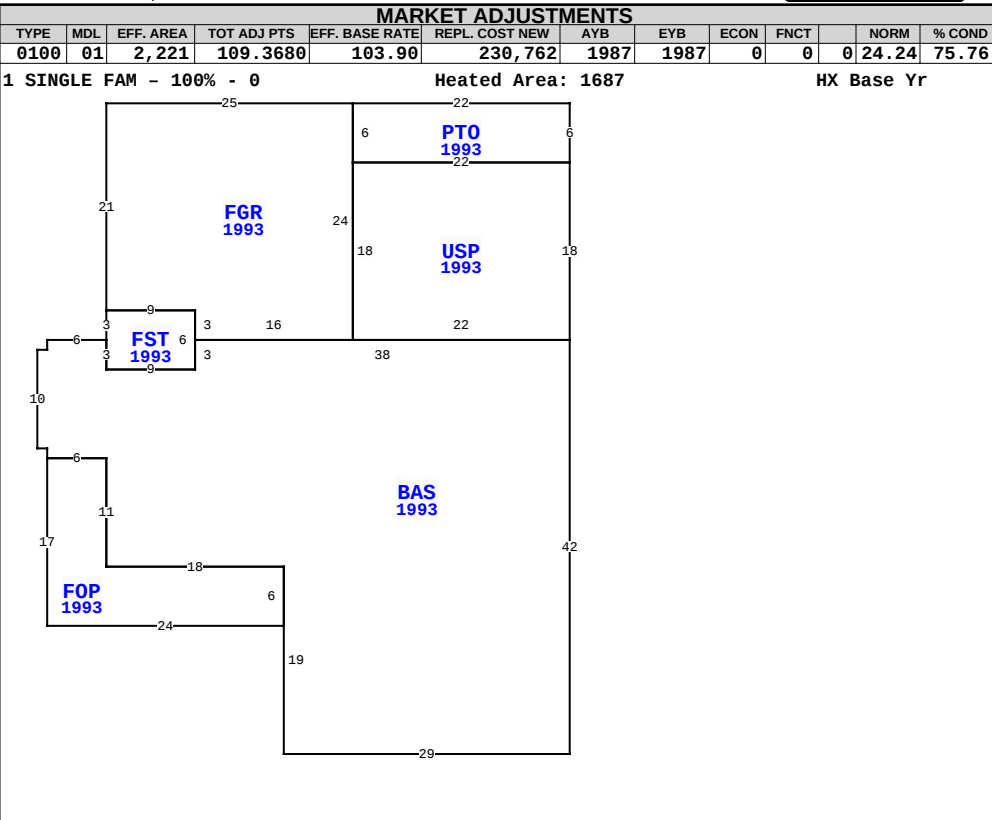
NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,687	100	1,687	132,791
FGR	573	55	315	24,795
FOP	210	30	63	4,959
FST	54	55	30	2,361
PTO	132	5	7	551
USP	396	30	119	9,367

TOTALS	3,052		2,221	174,825
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,882.00	SF	4.00
3	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20
4	0511	GARAGE CB-	0	100	48	25	1,200.00	SF	40.00
5	0350	CARPORT WD	0	100	25	20	500.00	SF	13.00
6	1242	WD DECK A	0	100	0	0	700.00	SF	10.00
7	0803	ASPHALT C	0	100	0	0	3,500.00	SF	2.00

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	150.00	633.00	6.54



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

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	1987	1987	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	1,882.00	SF	4.00	4.00	100	1988	1988	3	54.5	4,103	
3	0811	CONCRETE B	0	100	0	0	941.00	SF	5.20	5.20	100	1992	1992	3	64	3,132	
4	0511	GARAGE CB-	0	100	48	25	1,200.00	SF	40.00	40.00	100	1992	1992	3	64	30,720	
5	0350	CARPORT WD	0	100	25	20	500.00	SF	13.00	13.00	100	1992	1992	3	20	1,300	
6	1242	WD DECK A	0	100	0	0	700.00	SF	10.00	10.00	100	1994	1994	3	20	1,400	
7	0803	ASPHALT C	0	100	0	0	3,500.00	SF	2.00	2.00	100	1994	1994	3	50	3,500	

TOTAL OB/XF										46,325									
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
1	000115	C	SFR ACRES	100	0006	OR	150.00	633.00	6.54	AC		1.00	1.00	1.00	19,000.00	19,000.00	124,260		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										174,825									
TOTAL LAND VALUE - MARKET										46,325									
TOTAL MARKET VALUE										124,260									
SOH/AGL Deduction										168,016									
ASSESSED VALUE										177,394									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										127,394									
TOTAL JUST VALUE										345,410									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										332,621									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8330	GARAGE	17,952	08/24/1992
4146	N/A	62,230	06/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0665/1405	8/28/1992	QC	U	I	01	100	
GRANTOR: SHUMATE ROBERT O JR							
GRANTEE: SHUMATE ROBERT & KI							
0489/0282	5/14/1986	WD	Q	V		10,900	
GRANTOR: BARCO CHARLES							
GRANTEE: SHUMATE ROBERT O JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W22 FGR=[YR=1993] W25 S21 FST=[YR=1993] S3 BAS=[YR=1993] W6 S1 W1 S10 E1 S1 FOP=[YR=1993] S17 E24 N6 W18 N11 W6\$ E6 S11 E18 S19 E29 N42 USP=[YR=1993] N18 W22 S18 E22\$ W38 S3 W9 N3\$ S3 E9 N6 W9\$ E9 S3 E16 N24\$ S6 E22 N6\$.									