LOT 67
SUNOWA SPRINGS 1 PB 4/75 & 76

HAGINS JOSEPH J JR & DORIS JANE
10620 FORD ROAD
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

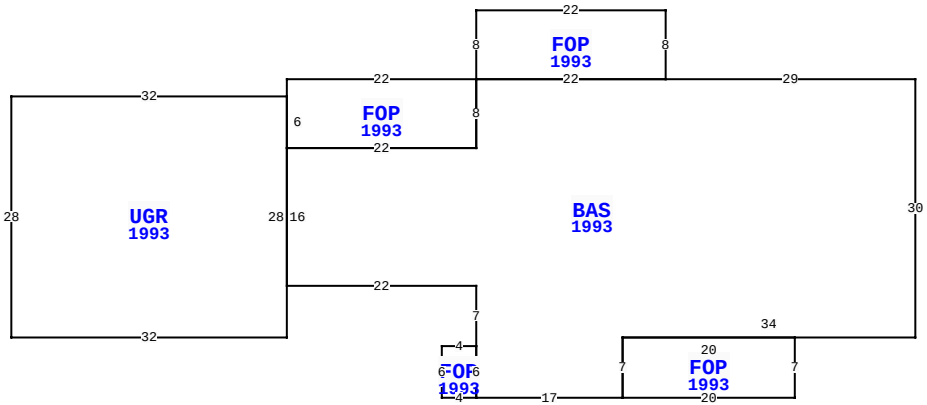
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	202,580
FOP	24	30	7	709
FOP	140	30	42	4,252
FOP	176	30	53	5,366
FOP	176	30	53	5,366
UGR	896	45	403	40,799
TOTALS	3,413		2,559	259,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,559	94.1760	117.72	301,245	1987	1994	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2022 Heated Area: 2001 HX Base Yr 2022



10620 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,071
TOTAL MARKET OB/XF VALUE		16,196
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		351,567
SOH/AGL Deduction		34,583
ASSESSED VALUE		316,984
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,984
TOTAL JUST VALUE		351,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009267	NEW SHINGLES	22,950	07/15/2021
7465	NEW CONSTR	7,000	06/07/1991
6484	ADDITION	53,665	05/24/1990
3025	NEW CONSTR	0	04/01/1988
4854	NEW CONSTR	10,320	04/01/1988
5038	NEW CONSTR	450	04/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1282	9/27/2021	WD	Q	I	02	369,900
GRANTOR: REDMAN JOHN B & NINA						
GRANTEE: HAGINS JOSEPH J JR						
0529/0151	10/19/1987	WD	Q	V		11,100
GRANTOR: BARCO CHARLES & L L						
GRANTEE: REDMAN JOHN & M A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 FOP=[YR=1993] N8 W22 S8 E22$ W22
FOP=[YR=1993] W22 S2 UGR=[YR=1993] W32 S28 E32 N28$ S6 E22
N8$ S8 W22 S16 E22 S7 FOP=[YR=1993] W4 S6 E4 N6$ S6 E17
FOP=[YR=1993] E20 N7 W20 S7$ N7 E34 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0300	BOAT DCK W	0	100	12	8	96.00	SF	40.00	40.00	100	2005	2005	3	40	1,536	
3	0681	POLE SHED	0	100	50	25	1,250.00	SF	15.00	15.00	100	2011	2011	3	64	12,000	

LAND DESCRIPTION

TOTAL OB/XF 16,196

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/06/2024 BY SYS