

LOTS 71 & 72
IN OR 2015/913
SUNOWA SPRINGS 1 PB 4/75 & 76

NELSON MICHAEL D & MELISSA A
10382 FORD RD
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.2	1.2 100
Units	0	100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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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	1,812	100	1,812	216,988
BAS	250	100	250	29,938
BAS	835	100	835	99,991
FGR	726	55	399	47,781
FOP	63	30	19	2,275
FST	89	55	49	5,868
FST	91	55	50	5,988
FUS	363	100	363	43,470
UOP	228	20	46	5,508

TOTALS	4,457		3,823	457,806
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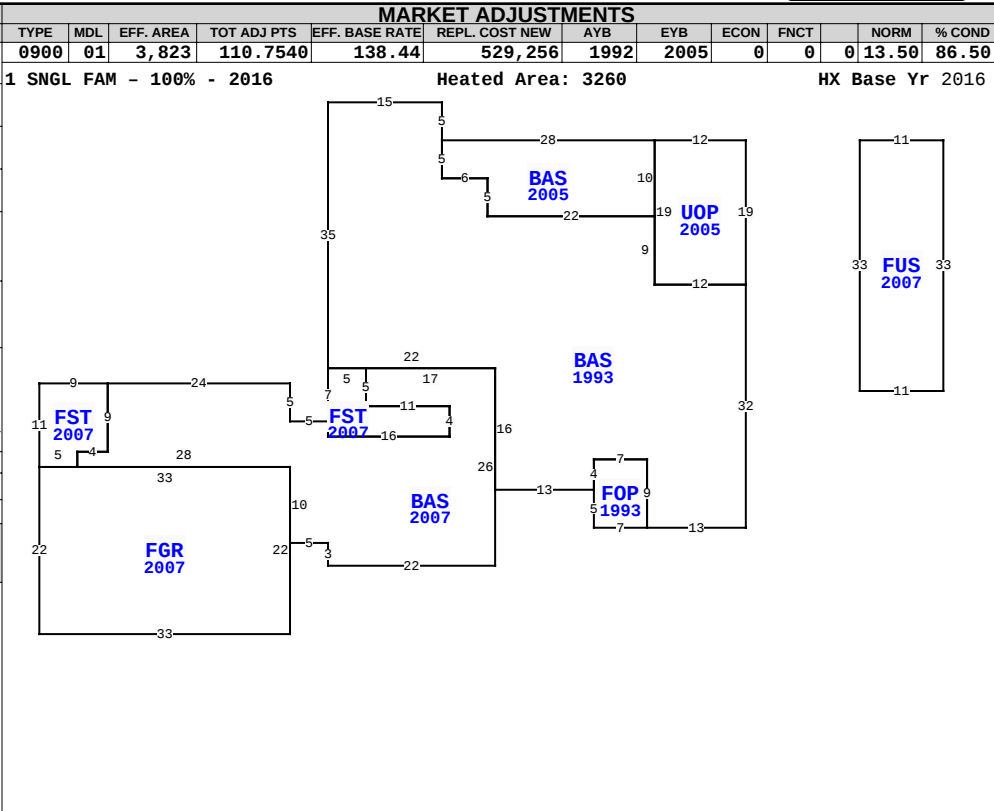
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	135.00	SF	4.00	4.00	100	1992	1992	3	64	346	
3	0200	BARN WD 0-	0	100	36	36	1,296.00	SF	25.00	25.00	100	1992	1992	3	20	6,480	
4	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	1999	1999	3	27	1,750	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
6	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2005	2005	3	40	11,424	
7	0845	KOOL DECK	0	100	0	0	932.00	SF	7.25	7.25	100	2005	2005	3	86	5,811	
8	0812	CONCRETE C	0	100	0	0	3,658.00	SF	4.00	4.00	100	2007	2007	3	88	12,876	
9	1127	BRICK 8"	0	100	0	0	70.00	SF	5.50	5.50	100	2007	2007	3	97	373	
10	0461	IRON FENCE	0	100	0	0	60.00	SF	8.50	8.50	100	2007	2007	3	91	464	

LAND DESCRIPTION		
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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	4.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	109,000							

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	4.36	Total Land Value:	109,000	Market:	0	Agricultural:	0	Common:	109,000	PRINTED 08/06/2024 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	42,524

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		457,806	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		109,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		617,702	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		358,868	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		308,868	
NCON VALUE		INCOME VALUE		617,702	
PREVIOUS YEAR MKT VALUE				0	
				600,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006668	REPAIR/RRF	26,850	04/28/2022
M12850	MECH OTHER	0	04/01/2007
B19170	ADDITION	65,500	12/01/2006
B15083	SWIM POOL	42,000	01/01/2005
7789	NEW CONSTR	106,384	01/24/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2015/0913	11/24/2015	WD	Q	I	01	363,000
GRANTOR: HENDERSON CHRISTOPHER						
GRANTEE: NELSON MICHAEL D &						
1207/1551	2/11/2004	WD	Q	I		225,000
GRANTOR: PULLEN WILLIAM C JR						
GRANTEE: HENDERSON CHRISTOPH						

BUILDING NOTES						
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BUILDING DIMENSIONS						
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UOP=[YR=2005] W12 BAS=[YR=2005] W28 BAS=[YR=1993] N5 W15
S35 FST=[YR=2007] S7 BAS=[YR=2007] W5 N5 W24 FST=[YR=2007]
W9 S11 FGR=[YR=2007] S22 E33 N22 W33\$ E5 N2 E4 N9 \$ S9 W4 S2
E28 S10 E5 S3 E22 N26 W17 S5 E11 S4 W16 N2 \$ S2 E16 N4 W11 N5
W5 \$ E22 S16 E13 FOP=[YR=1993] S5 E7 N9 W7 S4 \$ N4 E7 S9 E13
N32 W12 N9 W22 N5 W6 N5 \$ S5 E6 S5 E22 N10 \$ S19 E12 N19 \$
PTR= E15 FUS=[YR=2007] E11 S33 W11 N33 \$ W15 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY											
																													VALUATION BY					STANDARD						
																													Tax Group: 6					Tax Dist:						
																													BUILDING MARKET VALUE					457,806						
																													TOTAL MARKET OB/XF VALUE					50,896						
																													TOTAL LAND VALUE - MARKET					109,000						
																													TOTAL MARKET VALUE					617,702						
																													SOH/AGL Deduction					258,834						
																													ASSESSED VALUE					358,868						
																											HX		HB	TOTAL EXEMPTION VALUE					50,000					
																													BASE TAXABLE VALUE					308,868						
																													TOTAL JUST VALUE					617,702						
																													NCON VALUE					0						
																													INCOME VALUE											
																													PREVIOUS YEAR MKT VALUE					600,543						