LOT 75
IN OR 1420/1302
SUNOWA SPRINGS 1 PB 4/75 & 76

WALDRON PEGGY EST
10246 FORD RD
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0075-0000

BUILDING CHARACTERISTICS

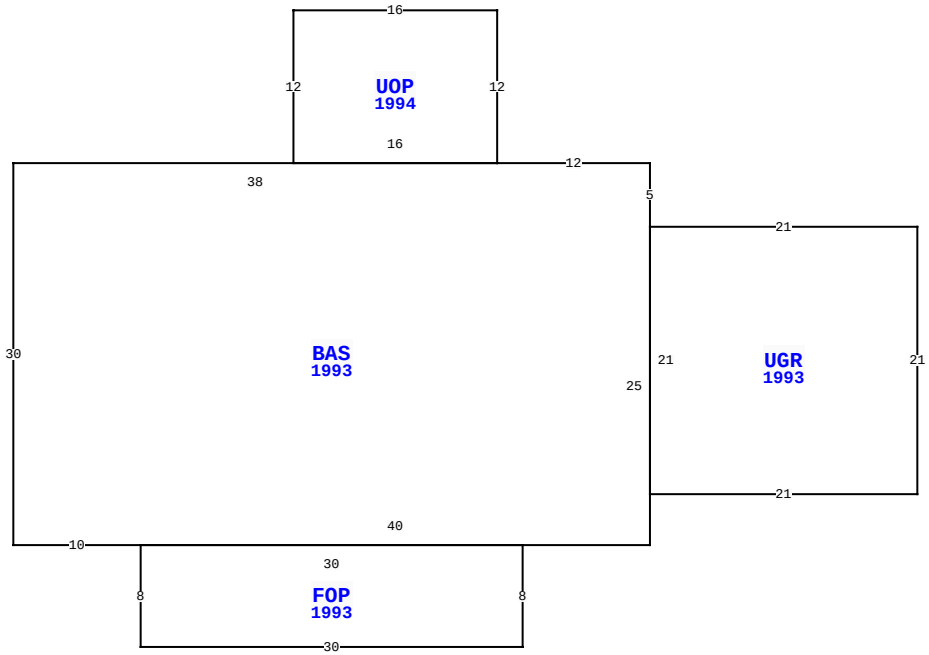
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,500	100	1,500	129,661
FOP	240	30	72	6,224
UGR	441	45	198	17,115
UOP	192	20	38	3,285
TOTALS	2,373		1,808	156,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	108.0000	102.60	185,501	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1500 HX Base Yr



10246 FORD RD, 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	156,285
TOTAL MARKET OB/XF VALUE	4,788
TOTAL LAND VALUE - MARKET	76,300
TOTAL MARKET VALUE	237,373
SOH/AGL Deduction	24,763
ASSESSED VALUE	212,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,610
TOTAL JUST VALUE	237,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632499	CARPORT	0	06/30/2016
B996289	CARPORT	2,772	01/07/1999
5832	NEW CONSTR	2,500	04/11/1989
2975	H/AC	1,500	04/10/1989
3448	NEW CONSTR	0	03/28/1989
5728	NEW CONSTR	0	02/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1302	6/16/2006	QC	U	I	01	165,000
GRANTOR: WALDRON JAMES C & PEG						
GRANTEE: WALDRON PEGGY						
0486/0169	3/01/1986	MS	U	V		21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 BAS=[YR=1993] N5 W12 UOP=[YR=1994] N12 W16 S12 E16$ W38 S30E10 FOP=[YR=1993] S8 E30 N8 W30 $ E40 N25 $ S21 E21 N21 $.

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	0350	CARPORT WD	0	0	8	12	96.00	SF	13.00	13.00	100	1989	1989	3	20	250	
2	0811	CONCRETE B	0	0	16	45	720.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,228	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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	0	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 05/12/2019 BY KBA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/06/2024 BY SYS