LOT 76
SUNOWA SPRINGS 1 PB 4/75 & 76

ADKINS THOMAS L & MARGIE BAXLEY
10220 FORD RD
BRYCEVILLE, FL 32009

2024

02-1S-24-1990-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

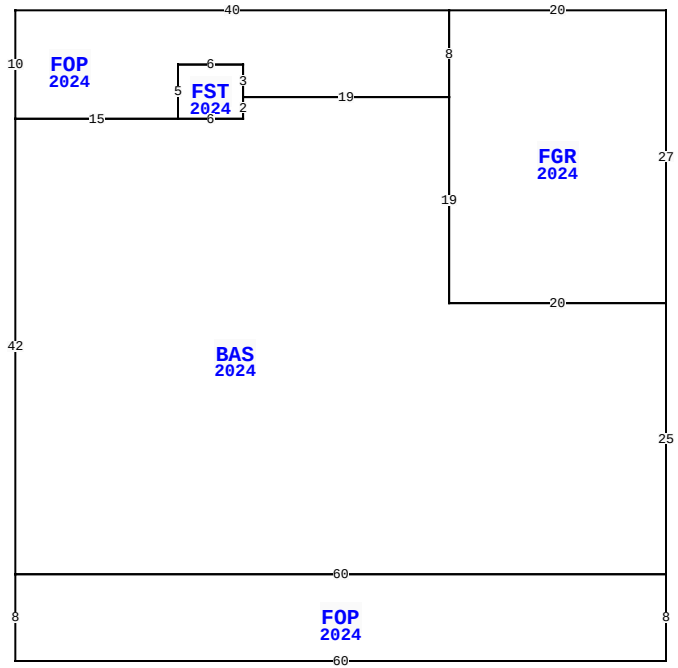
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	10	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,218	100	2,218	306,616
FGR	540	55	297	41,057
FOP	332	30	100	13,824
FOP	480	30	144	19,907
FST	30	55	16	2,212
TOTALS	3,600		2,775	383,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,775	92.1600	138.24	383,616	2023	2023	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2024 Heated Area: 2218 HX Base Yr 2024



10220 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		383,616
TOTAL MARKET OB/XF VALUE		20,100
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		480,016
SOH/AGL Deduction		0
ASSESSED VALUE		480,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,016
TOTAL JUST VALUE		480,016
NCON VALUE		385,616
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006507	RES NEW POOL SCRE	20,000	05/31/2024
SP240005317	ADD IN GROUND FIB	25,000	05/02/2024
220014292	CO ISSUED		07/27/2023
22014292	NEW CONSTR	376,633	09/20/2022
22008513	GARAGE	108,792	06/02/2022
B951939	GARAGE	20,400	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0845	3/22/2022	WD	Q	V	01	139,000
GRANTOR: WALDRON JOHN & MICHAE						
GRANTEE: ADKINS THOMAS LAMAR						
2519/1647	11/30/2021	PR	U	V	11	100
GRANTOR: WALDRON JAMES C EST						
GRANTEE: WALDRON JOHN & WALD						

BUILDING NOTES

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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1995	1995	3	23	9,660	
2	0812	CONCRETE C	0	100	30	40	1,200.00	SF	4.00	4.00	100	1995	1995	3	70	3,360	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	28.00	28.00	100	1996	1996	3	24	1,935	
4	0811	CONCRETE B	0	100	35	18	630.00	SF	5.20	5.20	100	2016	2016	3	96	3,145	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=100,6] W19 S2 W6 W15 S42 E60 N25 W20 N19 $
FGR=[YR=2024;ORIG=100,-2] E20 S27 W20 N19 N8 $
FOP=[YR=2024;ORIG=60,50] E60 S8 W60 N8 $
FOP=[YR=2024;ORIG=60,-2] E40 S8 W19 N3 W6 S5 W15 N10 $
FST=[YR=2024;ORIG=75,3] E6 S3 S2 W6 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,100

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		OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 12/01/2023 BY WW Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 08/06/2024 BY SYS