

LOT 3  
IN OR 2126/1827  
ESMT PT OR 1209/1215

CASELLS CHRISTOPHER & JULIE  
8970 FORD ROAD  
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 80       |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 01   | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8003.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,486            | 100         | 2,486        | 296,674              |
| FGR       | 462              | 55          | 254          | 30,312               |
| FOP       | 54               | 30          | 16           | 1,909                |
| FOP       | 240              | 30          | 72           | 8,592                |
| TOTALS    | 3,242            |             | 2,828        | 337,487              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 3,089.00 | SF | 4.00  | 4.00           | 100       | 2005    | 2005        | 3 | 86     | 10,626          |       |
| 2   | 0473       | VF 3 RAIL   | 0   | 100 | 0  | 0  | 80.00    | LF | 7.50  | 7.50           | 100       | 2008    | 2008        | 3 | 74     | 444             |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 26 | 24 | 624.00   | SF | 5.20  | 5.20           | 100       | 2005    | 2005        | 3 | 86     | 2,791           |       |
| 4   | 1127       | BRICK 8"    | 0   | 100 | 0  | 0  | 24.00    | SF | 11.00 | 11.00          | 100       | 2008    | 2008        | 3 | 97     | 256             |       |
| 5   | 0866       | POOL FIBER  | 0   | 100 | 24 | 12 | 288.00   | SF | 72.00 | 72.00          | 100       | 2020    | 2020        | 3 | 90     | 18,662          |       |
| 6   | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 726.00   | SF | 7.25  | 7.25           | 100       | 2020    | 2020        | 3 | 99     | 5,211           |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000115   | C   |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |
| 0900                                                       | 01  | 2,828     | 99.4464     | 124.31         | 351,549        | 2005 | 2015 | 0    | 0    | 4.00 | 96.00  |  |
| 1 SNGL FAM - 100% - 2018 Heated Area: 2486 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |  |
| 8970 FORD RD, BRYCEVILLE                                   |     |           |             |                |                |      |      |      |      |      |        |  |

| 8970 FORD RD, BRYCEVILLE |    |       |                |           | BLD DATE |             | LGL DATE  |        |                 |       |
|--------------------------|----|-------|----------------|-----------|----------|-------------|-----------|--------|-----------------|-------|
|                          |    |       |                |           | XF DATE  |             | LAND DATE |        |                 |       |
|                          |    |       |                |           | INC DATE |             | AG DATE   |        |                 |       |
| UNITS                    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q         | % COND | OB/XF MKT VALUE | NOTES |
| 3,089.00                 | SF | 4.00  | 4.00           | 100       | 2005     | 2005        | 3         | 86     | 10,626          |       |
| 80.00                    | LF | 7.50  | 7.50           | 100       | 2008     | 2008        | 3         | 74     | 444             |       |
| 624.00                   | SF | 5.20  | 5.20           | 100       | 2005     | 2005        | 3         | 86     | 2,791           |       |
| 24.00                    | SF | 11.00 | 11.00          | 100       | 2008     | 2008        | 3         | 97     | 256             |       |
| 288.00                   | SF | 72.00 | 72.00          | 100       | 2020     | 2020        | 3         | 90     | 18,662          |       |
| 726.00                   | SF | 7.25  | 7.25           | 100       | 2020     | 2020        | 3         | 99     | 5,211           |       |
|                          |    |       |                |           |          |             |           |        |                 |       |
|                          |    |       |                |           |          |             |           |        |                 |       |
|                          |    |       |                |           |          |             |           |        |                 |       |
|                          |    |       |                |           |          |             |           |        |                 |       |

| NASSAU COUNTY PROPERTY    |  |              |  |
|---------------------------|--|--------------|--|
| PAGE 1 of 1               |  |              |  |
| 6                         |  |              |  |
| VALUATION SUMMARY         |  | STANDARD     |  |
| VALUATION BY              |  | Tax Group: 6 |  |
| Tax Group: 6              |  | Tax Dist:    |  |
| BUILDING MARKET VALUE     |  | 337,487      |  |
| TOTAL MARKET OB/XF VALUE  |  | 37,990       |  |
| TOTAL LAND VALUE - MARKET |  | 35,000       |  |
| TOTAL MARKET VALUE        |  | 410,477      |  |
| SOH/AGL Deduction         |  | 186,872      |  |
| ASSESSED VALUE            |  | 223,605      |  |
| TOTAL EXEMPTION VALUE     |  | 50,000       |  |
| BASE TAXABLE VALUE        |  | 173,605      |  |
| TOTAL JUST VALUE          |  | 410,477      |  |
| NCON VALUE                |  | 0            |  |
| INCOME VALUE              |  |              |  |
| PREVIOUS YEAR MKT VALUE   |  | 391,217      |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 21015708   | 10 WINDOWS  | 6,825  | 11/12/2021 |
| 21006151   | SHINGLES    | 17,432 | 05/13/2021 |
| 20002000   | SWIM POOL   | 48,387 | 03/30/2020 |
| W04312     | NEW CONSTR  | 0      | 01/07/2004 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / I | V / I | RSN CD |
| 2126/1827                      | 6/06/2017 | WD        | Q     | I     | 02     |
| GRANTOR: DAWLEY MARK & KERRY   |           |           |       |       |        |
| GRANTEE: CASELLS CHRISTOPHE    |           |           |       |       |        |
| 1308/1348                      | 4/11/2005 | WD        | Q     | I     |        |
| GRANTOR: SEDA CONSTRUCTION COM |           |           |       |       |        |
| GRANTEE: DAWLEY MARK & KERRY   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|                |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=2005] W14 FOP=[YR=2005] N6 W24 S10 E24 N4 \$ S4 W24 N4 W14 S50 E10 FOP=[YR=2005] S3 E12 N3 W3 N3 W6 S3 W3 \$ E3 N3 E6 S3 E12 FGR=[YR=2005] S22 E21 N22 W21 \$ E21 N50 \$ . |  |  |  |  |  |