LOT 8
IN OR 1332/557
ESMT PT OR 1209/1215

TOBIN BENJAMIN J JR & JOYCE M
9060 FORD ROAD
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0008-0000

BUILDING CHARACTERISTICS

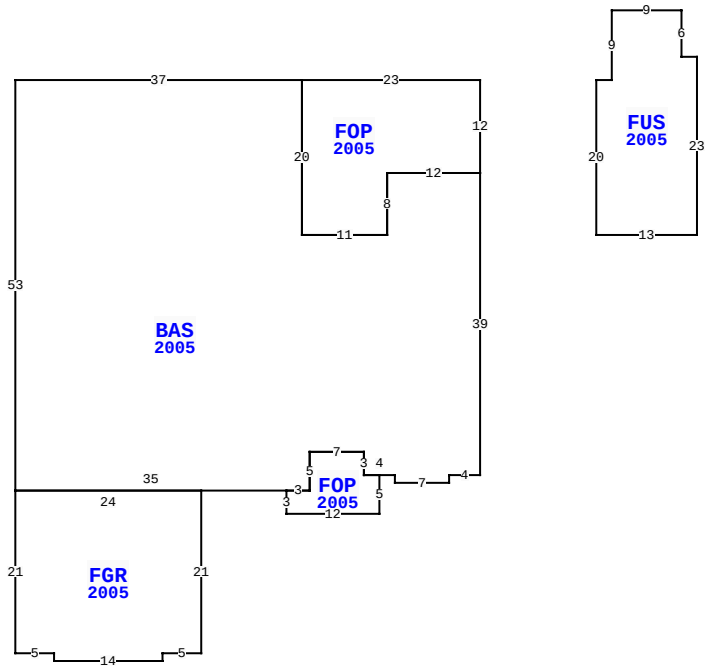
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,758	100	2,758	290,134
FGR	518	55	285	29,981
FOP	75	30	22	2,314
FOP	364	30	109	11,466
FUS	347	100	347	36,503
TOTALS	4,062		3,521	370,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,521	92.9880	116.24	409,281	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2013 Heated Area: 3105 HX Base Yr



9060 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,399
TOTAL MARKET OB/XF VALUE		71,205
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		476,604
SOH/AGL Deduction		201,669
ASSESSED VALUE		274,935
TOTAL EXEMPTION VALUE	13	274,935
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		476,604
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001402	CARPORT	39,888	02/01/2023
17007699	GARAGE	0	09/01/2017
E14608	ELEC OTHER	38,000	02/01/2005
M0509188	MECH OTHER	0	02/01/2005
B0514608	SWIM POOL	38,000	01/01/2005
B0414121	NEW CONSTR	225,316	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1332/0557	7/11/2005	WD	Q	I		269,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: TOBIN BENJAMIN J JR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W23 BAS=[YR=2005] W37 S53 FGR=[YR=2005] S21 E5 S1 E14 N1 E5 N21 W24$ E35 FOP=[YR=2005] S3 E12 N5 W2 N3 W7 S5 W3$ E3 N5 E7 S3 E4 S1 E7 N1 E4 N39 W12 S8 W11 N20 $ S20 E11 N8 E12 N12$ PTR=E15 FUS=[YR=2005] E2 N9 E9 S6 E2 S23 W13 N20$ W15$.

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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	2,722.00	SF	4.00	4.00	100	2005	2005	3	86	9,364	
3	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2005	2005	3	40	13,804	
4	0845	KOOL DECK	0	100	0	0	1,216.00	SF	7.25	7.25	100	2005	2005	3	86	7,582	
5	0911	SCRN RM A	0	100	47	27	1,269.00	SF	17.50	17.50	100	2005	2005	3	24	5,330	
6	0473	VF 3 RAIL	0	100	0	0	80.00	LF	7.50	7.50	100	2005	2005	3	66	396	
7	1127	BRICK 8"	0	100	0	0	24.00	SF	11.00	11.00	100	2005	2005	3	96	253	
8	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2017	2017	3	84	23,520	
9	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50	6.50	100	2017	2017	3	97	1,841	
10	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00	10.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 71,205

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS