

LOT 21
IN OR 1423/1686
ESMTS PT OR 1282/1743-1748

SHERRER WYNSTER Y
9474 FORD ROAD
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

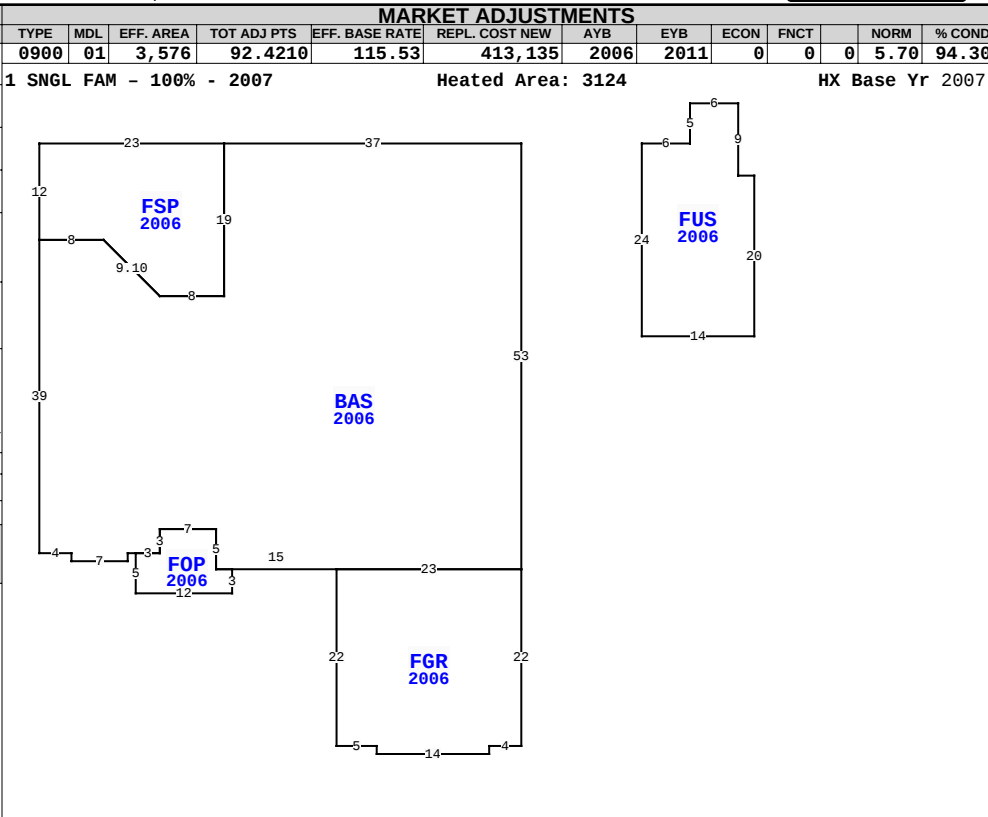
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,766	100	2,766	301,341
FGR	520	55	286	31,159
FOP	77	30	23	2,506
FSP	357	40	143	15,579
FUS	358	100	358	39,002

TOTALS	4,078		3,576	389,586
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	
3	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	
4	0845	KOOL DECK	0	100	0	0	813.00	SF	7.25	7.25	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0911	SCRN RM A	0	100	0	0	1,243.00	SF	17.50	17.50	
7	0812	CONCRETE C	0	100	0	0	5,225.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC	

REVIEW DATE 08/30/2022 BY TWA



9474 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	04/02/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
50,002											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		389,586	
TOTAL MARKET OB/XF VALUE		50,002	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		474,588	
SOH/AGL Deduction		211,006	
ASSESSED VALUE		263,582	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		208,582	
TOTAL JUST VALUE		474,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703286	REPAIR/RRF	20,504	05/25/2017
B17775	ADDITION	5,750	05/01/2006
C16968	NEW CONSTR	248,482	03/01/2006
B17424	SWIM POOL	32,000	03/01/2006
E16681	ELEC OTHER	2,000	02/01/2006
C16968	CO ISSUED	248,482	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1423/1686	6/28/2006	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: SHERRER OTIS C SR &					353,900
1359/1327	10/18/2005	WD U	V	06	100
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W37 FSP=[YR=2006] W23 S12 E8 D7 R7 E8 N19\$ S19 W8 L7 U7 W8 S39 E4 S1 E7 N1 E1 FOP=[YR=2006] S5 E12 N3 W2 N5 W7 S3 W3\$ E3 N3 E7 S5 E15 FGR=[YR=2006] S22 E5 S1 E14 N1 E4 N22 W23\$ E23 N53\$ PTR=E15 FUS=[YR=2006] E6 N5 E6 S9 E2 S20 W14 N24\$ W15\$.											

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS