

LOT 25
ESMTS 1282/1743-1748
CALICO WOODS PB 6/374

LAFAVE ANDREW T & BRITTANY HENDRIKA
9546 FORD ROAD
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	8003.00
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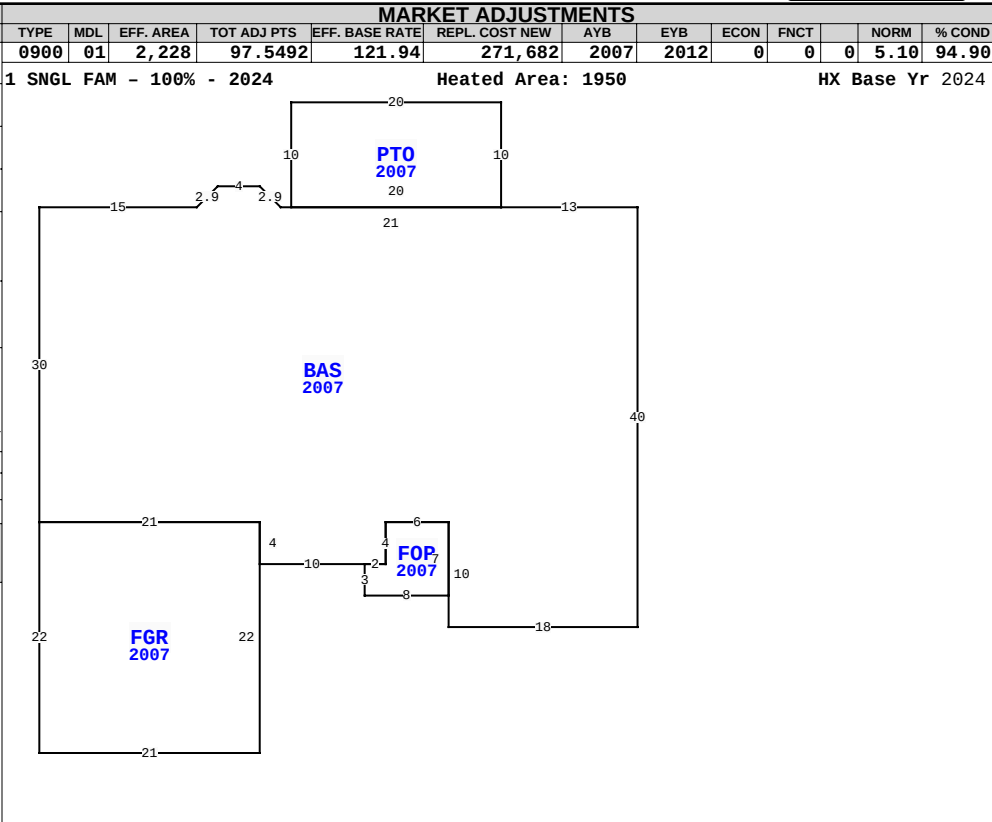
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	225,656
FGR	462	55	254	29,393
FOP	48	30	14	1,620
PTO	200	5	10	1,157

TOTALS	2,660		2,228	257,826
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,284.00	SF	4.00	
3	0473	VF 3 RAIL	0 100	0	0	80.00	LF	7.50	
4	1127	BRICK 8"	0 100	0	0	24.00	SF	11.00	

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

REVIEW DATE	03/08/2024	BY	WWA
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9546 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	04/02/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0 100	0	0	2,284.00	SF	4.00	4.00	100	2007	2007	3	88	8,040	
3	0473	VF 3 RAIL	0 100	0	0	80.00	LF	7.50	7.50	100	2007	2007	3	72	432	
4	1127	BRICK 8"	0 100	0	0	24.00	SF	11.00	11.00	100	2007	2007	3	97	256	

TOTAL OB/XF										11,913						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 1.00	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				257,826	
TOTAL MARKET OB/XF VALUE				11,913	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				304,739	
SOH/AGL Deduction				88,588	
ASSESSED VALUE				216,151	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				166,151	
TOTAL JUST VALUE				304,739	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				281,818	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001729	REPAIR/RRF	10,000	02/28/2023
E18234	ELEC OTHER	2,000	10/01/2006
M12142	MECH OTHER	0	10/01/2006
P11596	OTHER	0	10/01/2006
C18584	CO ISSUED	0	09/01/2006
B18584	NEW CONSTR	158,070	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2626/0162	3/10/2023	WD Q	I	01	
GRANTOR: A & O BUILDERS LLC					
GRANTEE: LAFAVE ANDREW THOMA					
2597/0504	10/05/2022	WD U	I	37	
GRANTOR: JAXSAT GROUP LLC					
GRANTEE: A & O BUILDERS LLC					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] W13PT0=[YR=2007] N10W20S10 E20SW21 L2 U2 W4 D2 L2 W15S30 FGR=[YR=2007] S22E21N22W21SE21S4E10 FOP=[YR=2007] S3E8N7W6S4W2SE2N4E6S10 E18N40S.					