LOT 28
IN OR 1921/1827
ESMTS 1282/1743-1748

THOMAS BILLY SHANE
9600 FORD RD
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

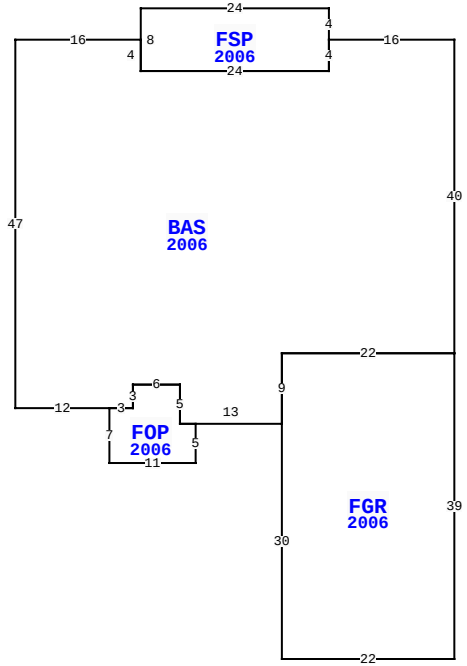
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100	2,390	249,628
FGR	858	55	472	49,299
FOP	91	30	27	2,820
FSP	192	40	77	8,043
TOTALS	3,531		2,966	309,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,966	95.7672	119.71	355,060	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2015 Heated Area: 2390 HX Base Yr 2015



9600 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		309,790
TOTAL MARKET OB/XF VALUE		12,331
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		357,121
SOH/AGL Deduction		135,976
ASSESSED VALUE		221,145
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,145
TOTAL JUST VALUE		357,121
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004316	ADDITION	11,500	04/29/2019
M11172	MECH OTHER	0	03/01/2006
E16738	ELEC OTHER	4,000	02/01/2006
P10711	OTHER	0	02/01/2006
R08879	REPAIR/RRF	2,800	02/01/2006
C17078	CO ISSUED	164,277	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1827	5/09/2014	SW	U	I	12	160,500
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: THOMAS BILLY SHANE						
1892/1451	12/03/2013	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2006] N4 W24 S8 E24 N4$ S4 W24 N4 W16 S47 E12 FOP=[YR=2006] S7 E11 N5 W2 N5 W6 S3 W3$ E3 N3 E6 S5 E13 FGR=[YR=2006] S30 E22 N39 W22 S9$ N9 E22 N40 $.

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	0812	CONCRETE C	0	100	0	0	2,903.00	SF	4.00	4.00	100	2006	2006	3	87	10,102	
2	0473	VF 3 RAIL	0	100	0	0	80.00	LF	7.50	7.50	100	2006	2006	3	69	414	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
4	0911	SCRN RM A	0	100	24	12	1.00	SF	17.50	17.50	100	2019	2019	3	86	15	

LAND DESCRIPTION

TOTAL OB/XF 12,331

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 06/18/2019 BY TWMB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS