

LOT 29
CALICO WOODS PB 6/374
ESMTS 1282/1743-1748

DONNER GARY & AMY
9618 FORD ROAD
BRYCEVILLE, FL 32009

2024

03-1S-24-021W-0029-0000



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	5 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,602	100	1,602	180,678
FGR	506	55	278	31,354
FOP	45	30	14	1,579
FOP	279	30	84	9,473
FUS	894	100	894	100,827

TOTALS 3,326 2,872 323,912

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	0473	VF 3 RAIL	0 100	0	0	72.00	LF	7.50	
3	0812	CONCRETE C	0 100	0	0	2,862.00	SF	4.00	
4	0861	POOL GUNIT	0 100	0	0	628.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	929.00	SF	10.00	

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 05/15/2019 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,872	95.6826	119.60	343,491	2006	2011	0	0	5.70	94.30
1 SNGL FAM - 100% - 2023											
Heated Area: 2496											
HX Base Yr 2023											

9618 FORD RD, BRYCEVILLE

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/02/2024	MLU				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0473	VF 3 RAIL	0 100	0	0	72.00	LF	7.50	7.50	100	2006
3	0812	CONCRETE C	0 100	0	0	2,862.00	SF	4.00	4.00	100	2006
4	0861	POOL GUNIT	0 100	0	0	628.00	SF	85.00	85.00	100	2010
5	0855	CONC PAVER	0 100	0	0	929.00	SF	10.00	10.00	100	2010

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

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
323,912											
TOTAL MARKET OB/XF VALUE											
53,965											
TOTAL LAND VALUE - MARKET											
35,000											
TOTAL MARKET VALUE											
412,877											
SOH/AGL Deduction											
52,058											
ASSESSED VALUE											
360,819											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
310,819											
TOTAL JUST VALUE											
412,877											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
395,707											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23454	SWIM POOL	33,000	04/01/2010
M11002	TANKS/BLRS	0	02/01/2006
E16588	ELEC OTHER	2,000	01/01/2006
P10541	OTHER	0	01/01/2006
R08774	REPAIR/RRF	2,800	01/01/2006
C16897	CO ISSUED	200,000	11/05/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/1358	5/27/2022	WD	Q	I	01	492,000	
GRANTOR: SWANSON JEFFREY ARNOL							
GRANTEE: DONNER GARY & AMY (							
2371/1077	6/26/2020	WD	Q	I	01	322,000	
GRANTOR: SAYLOR MICHAEL J & ST							
GRANTEE: SWANSON JEFFREY ARN							

BUILDING NOTES											
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BUILDING DIMENSIONS
FOP=[YR=2006] W33 BAS=[YR=2006] N1 W22 S27 FGR=[YR=2006] S23
E22 N23 W22\$ E22 S13 E12 FOP=[YR=2006] S5 E9 N5 W9\$ E21 N30
W12 N2 W9 S2 W12 N9\$ S9 E12 N2 E9 S2 E12 N9\$ PTR= N15
FUS=[YR=2006] N30 E33 S30 W13 N12 W8 S12 W12\$ S15\$.