

SW1/4 OF SW1/4
EX R/W OR 227/566
PT OR 2108/1421

FORD TOMMY JACK FAMILY TRUST/FORD THOMAS RANDALL T
7790 FORD RD
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	82,889
FSP	96	40	38	3,365
FSP	132	40	53	4,694
TOTALS	1,164		1,027	90,948

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	
2	0510	GARAGE WD-	0	0	20	21	420.00	SF	35.00	35.00	
3	0752	USP	0	0	20	30	600.00	SF	15.00	15.00	
4	0812	CONCRETE C	0	0	0	0	1,231.00	SF	4.00	4.00	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	
6	0572	JUNK MH	0	0	0	0	1.00	UT	100.00	100.00	
7	0751	UOP	0	0	20	10	200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	005000	C	RURAL HOME	0		OR	0.00	0.00	2.00	AC	
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	37.39	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	37.39	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,027	136.0800	129.28	132,771	1960	1980	0	0	31.50	68.50
1 SINGLE FAM - 0% - 0 Heated Area: 936 HX Base Yr											
11335 TOMMY FORD LN, BRYCEVILLE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
06/13/2023		MLU	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		90,948	
TOTAL MARKET OB/XF VALUE		15,610	
TOTAL LAND VALUE - MARKET		359,120	
TOTAL MARKET VALUE		180,392	
SOH/AGL Deduction		53,304	
ASSESSED VALUE		127,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		127,088	
TOTAL JUST VALUE		465,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4804	MH MOVE-ON	0	10/30/2006
P11334	OTHER	0	07/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2108/1421	3/17/2017	QC U	I	11		100	
GRANTOR: FORD LYNDIA F							
GRANTEE: FORD TOMMY JACK FAM							
2057/0878	7/09/2016	QC U	I	11		100	
GRANTOR: FORD THOMAS JACK							
GRANTEE: FORD THOMAS JACK &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W8 BAS=[YR=1993] W26 S36 E8 FSP=[YR=1993] S11 E12 N11 W12\$ E18 N36\$ S12 E8 N12\$.											