PT OF SW1/4 OF SEC 4-1S-24E
IN OR 2309/1405
ESMT IN OR 2746-105, 107

WEST NANCY RUTH/PARKER ROYCE CHANDLER JR
8278 FORD RD
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

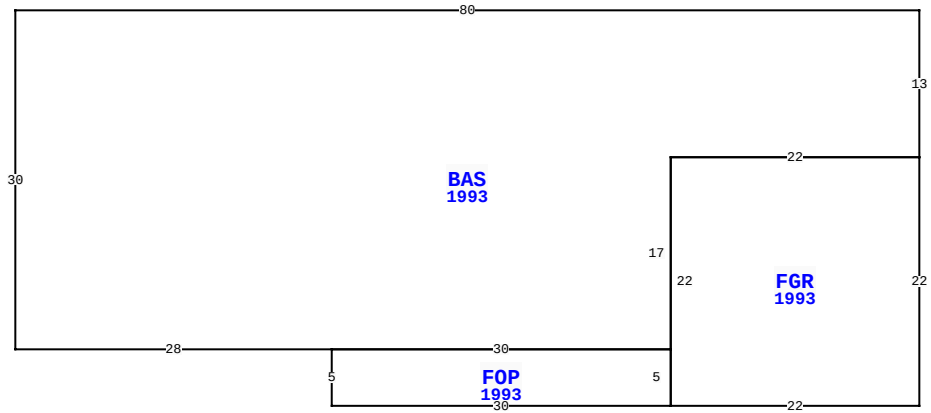
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	172,038
FGR	484	55	266	22,588
FOP	150	30	45	3,821
TOTALS	2,660		2,337	198,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	132.4225	125.80	293,995	1958	1978	0	0	0	32.50	67.50

1 SINGLE FAM – 100% - 2014 Heated Area: 2026 HX Base Yr 2014



8278 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		198,447
TOTAL MARKET OB/XF VALUE		46,837
TOTAL LAND VALUE - MARKET		180,600
TOTAL MARKET VALUE		425,884
SOH/AGL Deduction		155,761
ASSESSED VALUE		270,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,123
TOTAL JUST VALUE		425,884
NCON VALUE		8,640
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017295	GARAGE	19,146	11/22/2022
21010018	CO ISSUED	0	07/29/2021
21007681	MH MOVE-ON	0	06/14/2021
MH992722	MH MOVE-ON	0	01/06/1999
MH992681	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/1405	10/02/2019	PR	U	I	19	100
GRANTOR: PARKER FRANK P/R ET A						
GRANTEE: WEST NANCY RUTH & R						
0259/0026	2/01/1978	EE	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S30 E28 FOP=[YR=1993] S5 E30 FGR=[YR=1993] E22 N22 W22 S22$ N5 W30$ E30 N17 E22 N13$.

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	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1966	1966	3	20	6,664	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
3	0810	CONCRETE A	0	100	19	18	342.00	SF	6.50	6.50	100	1953	1953	3	20	445	
4	0810	CONCRETE A	0	100	23	7	161.00	SF	6.50	6.50	100	1981	1981	3	35	366	
5	0812	CONCRETE C	0	100	0	0	1,587.00	SF	4.00	4.00	100	1960	1960	3	20	1,270	
6	0845	KOOL DECK	0	100	0	0	1,195.00	SF	7.25	7.25	100	1966	1966	3	20	1,733	
7	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	1999	1999	3	77	3,019	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
9	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
10	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

TOTAL OB/XF 32,197

LAND DESCRIPTION

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	12.04	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,600							

REVIEW DATE 12/19/2023 BY WW Total Acres: 12.04 Total Land Value: 180,600 Market: 0 Agricultural: 0 Common: 180,600 PRINTED 08/06/2024 BY SYS

PT OF SW1/4 OF SEC 4-1S-24E
IN OR 2309/1405
ESMT IN OR 2746-105, 107

WEST NANCY RUTH/PARKER ROYCE CHANDLER JR
8278 FORD RD
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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MARKET ADJUSTMENTS

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0259/0026	2/01/1978	EE	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
12	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2024	2023		100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 14,640

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

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