

N457 FT OF SE1/4 OF SW1/4
EX 344.45
IN OR 1248/1251

ULSCH PHILLIP M & JOELLIS
8416 FORD ROAD
BRYCEVILLE, FL 32009

2024

04-1S-24-0000-0007-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	3,004	100	3,004	231,033
FEP	90	80	72	5,537
FEP	156	80	125	9,613
FGR	600	55	330	25,380
FOP	194	30	58	4,461
STP	80	10	8	616

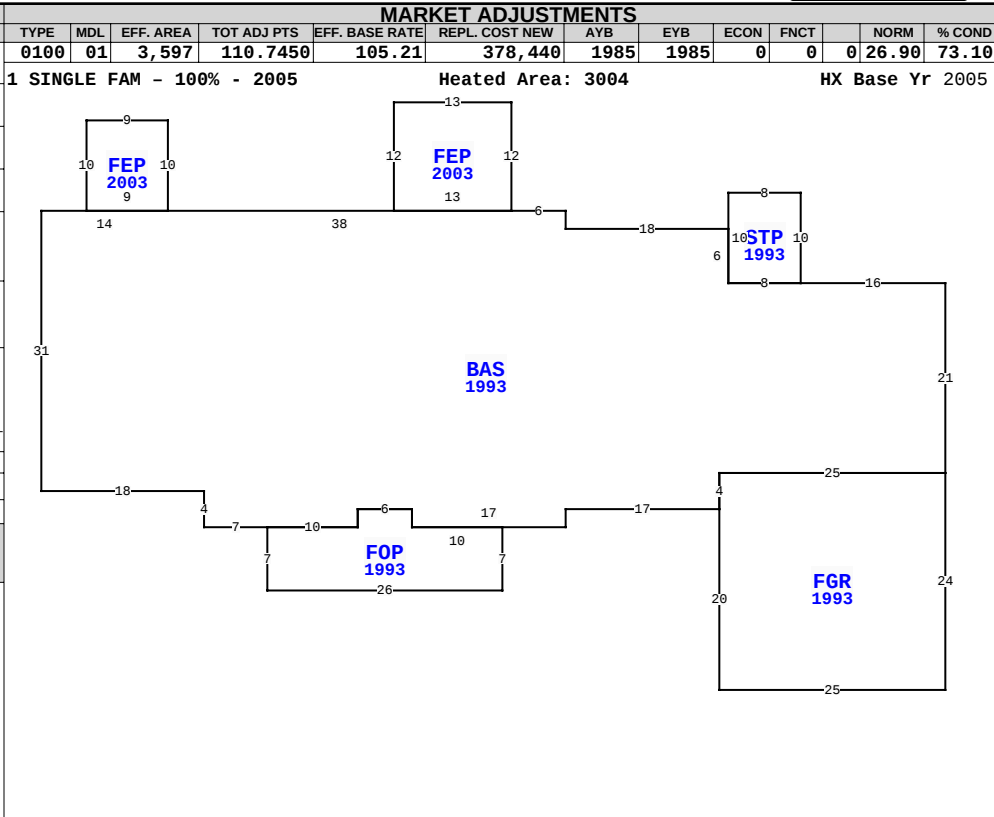
TOTALS 4,124 3,597 276,640

EXTRA FEATURES

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	1985	1985	3	58	2,030	
2	0812	CONCRETE C	0 100	0	0	1,150.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,277	
3	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	1995	1995	3	20	8,160	
4	0845	KOOL DECK	0 100	0	0	1,056.00	SF	7.25	7.25	100	1995	1995	3	70	5,359	
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
6	0530	STBL WD	0 100	0	0	1,400.00	SF	30.00	30.00	100	2005	2005	3	40	16,800	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	164,320							



8416 FORD RD, BRYCEVILLE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2023 MLU

TOTAL OB/XF 34,826																
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		404,248	
TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		34,826	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		164,320	
TOTAL MARKET VALUE		SOH/AGL Deduction		603,394	
SOH/AGL Deduction		ASSESSED VALUE		240,926	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		362,468	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		312,468	
TOTAL JUST VALUE		NCON VALUE		603,394	
NCON VALUE		INCOME VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		587,887	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951849	SWIM POOL	13,000	04/01/1995
5129	NEW CONSTR	28,916	08/30/1988
3183	NEW CONSTR	1,800	08/30/1988
2703	H/AC	2,000	08/30/1988
5325	NEW CONSTR	1,700	08/30/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1248/1251	7/27/2004	WD	Q	I	
GRANTOR: GREENE KENNETH LEE &					SALE PRICE
GRANTEE: ULSCH PHILLIP M & J					337,000
0705/1050					180,000
5/26/1994					
WD					
Q					
I					
GRANTOR: EASON RONNIE & MARGAR					
GRANTEE: GREENE KENNETH & DA					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 STP=[YR=1993] N10 W8 S10 E8 \$ W8 N6 W18 N2
W6 FEP=[YR=2003] N12 W13 S12 E13 \$ W38 FEP=[YR=2003] N10 W9
S10 E9 \$ W14 S31 E18 S4 E7 FOP=[YR=1993] S7 E26 N7 W10 N2 W6
S2 W10 \$ E10 N2 E6 S2 E17 N2 E17 FGR=[YR=1993] S20 E25 N24
W25 S4 \$ N4 E25 N21 \$.

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