SE1/4 OF SE1/4
EX IN OR 27/64
EX R/W OR 227/566

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

2024

05-1S-24-0000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	348,600
TOTAL MARKET VALUE	12,883
SOH/AGL Deduction	0
ASSESSED VALUE	12,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,883
TOTAL JUST VALUE	348,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006005	A	PAST/GRAZE	0		OR	0.00	0.00	10.90	AC		1.00	1.00	1.00	370.00	370.00	4,033							
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	795.00	795.00	7,950							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	24.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	348,600							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 24.90 Total Land Value: 12,883 Market: 348,600 Agricultural: 12,883 Common: 0 PRINTED 08/06/2024 BY SYS