PT OF LOT 4 (S-1)
IN OR 1940/374
PARKWOOD PB 6/77

**HALL RONNIE EUGENE/BOHM CLAUDIA**
7781 FORD RD
BRYCEVILLE, FL 32009

**2024**

**08-1S-24-1610-0004-0010**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

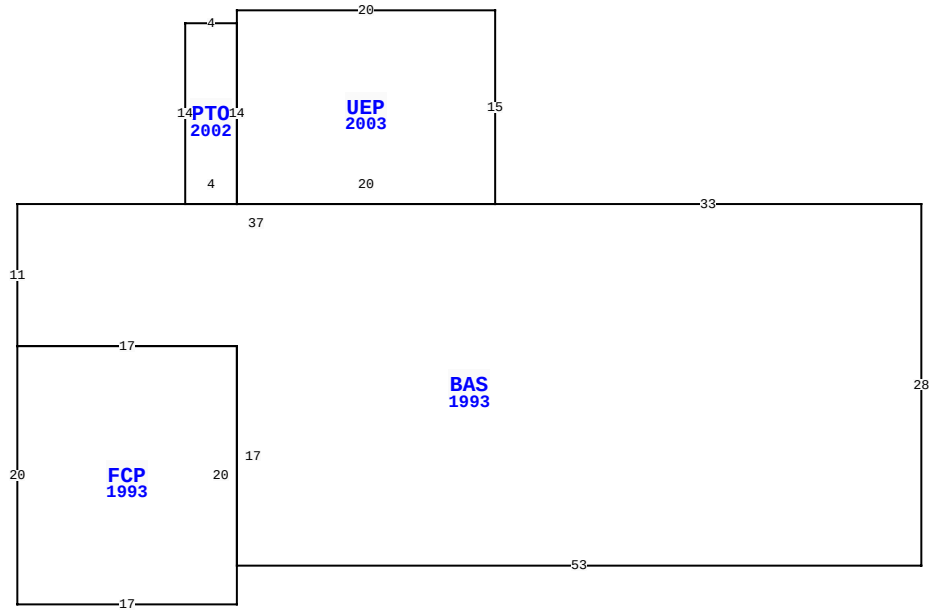
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,671 | 100 | 1,671 | 123,418 |
| FCP | 340 | 25 | 85 | 6,278 |
| PTO | 56 | 5 | 3 | 222 |
| UEP | 300 | 60 | 180 | 13,295 |
| TOTALS | 2,367 | | 1,939 | 143,213 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,939 | 120.5400 | 114.51 | 222,035 | 1962 | 1972 | 0 | 0 | 0 | 35.50 | 64.50 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1671 HX Base Yr 2022




7781 FORD RD, BRYCEVILLE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,213 |
| TOTAL MARKET OB/XF VALUE | | 2,340 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 208,553 |
| SOH/AGL Deduction | | 34,563 |
| ASSESSED VALUE | | 173,990 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 123,990 |
| TOTAL JUST VALUE | | 208,553 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,489 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20010519 | REPAIR/RRF | 9,936 | 10/30/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1940/0374 | 9/30/2014 | SW | U | I | 12 | 92,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: BOHM CLAUDIA ET AL | | | | | | |
| 1940/0372 | 1/15/2014 | WD | U | I | 12 | 100 |
| GRANTOR: JPMORGAN CHASE BANK N | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W33 UEP=[YR=2003] N15 W20 S1 PTO=[YR=2002] W4 S14 E4 N14$ S14 E20 $ W37 S11 FCP=[YR=1993] S20 E17 N20 W17$ E17 S17 E53 N28$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1962 | 1962 | 3 | 24 | 840 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 25 | 20 | 500.00 | SF | 15.00 | 15.00 | 100 | 1990 | 1990 | 3 | 20 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,340

| 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 | 2.10 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 63,000 | | | | | | | |

REVIEW DATE 02/23/2021 BY TWX Total Acres: 2.10 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS