

LOT 4
IN OR 1717/161
ESMT PT OR 900/1668

TOWERY DONALD G
9063 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1,873	197,823
BAS	147	100	147	15,526
BAS	726	100	726	76,679
FGR	462	55	254	26,827
FOP	378	30	113	11,935
FOP	231	30	69	7,288
FOP	315	30	94	9,928
FST	348	55	191	20,173

TOTALS	4,480		3,467	366,178
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,648.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00
4	0479	VF PICKET	0	100	0	0	107.00	LF	10.00
5	0300	BOAT DCK W	0	100	0	0	315.00	SF	40.00
6	0855	CONC PAVER	0	100	0	0	711.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.52

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,467	92.9844	116.23	402,969	1999	2004	0	0	0	9.13	90.87
1 SNGL FAM - 100% - 2000												
Heated Area: 2746												
HX Base Yr 2000												

9063 FORD RD, BRYCEVILLE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/02/2024 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
366,178									
TOTAL MARKET OB/XF VALUE									
30,326									
TOTAL LAND VALUE - MARKET									
70,400									
TOTAL MARKET VALUE									
466,904									
SOH/AGL Deduction									
207,806									
ASSESSED VALUE									
259,098									
TOTAL EXEMPTION VALUE									
HX HB WR									
55,000									
BASE TAXABLE VALUE									
204,098									
TOTAL JUST VALUE									
466,904									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
444,896									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17135	H/AC	0	05/01/2012
B25847	ADDITION	107,096	03/01/2012
B996518	XFOB	5,000	10/01/1999
B996014	NEW CONSTR	123,965	01/04/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1717/0161	10/22/2010	QC	U	I	11	100			
GRANTOR:ALBERT LINDA B									
GRANTEE:TOWERY DONALD G & L									
0894/0792	8/06/1999	WD	Q	I		128,900			
GRANTOR:SEDA CONSTRUCTION CO									
GRANTEE:ALBERT LINDA B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W12 FOP=[YR=2012] N45 W7 FST=[YR=2012] W29 S12 FOP=[YR=2012] S33 E7 BAS=[YR=2012] E1 BAS=[YR=2012] S7 E21 N7 W21\$ E21 N33 W22 S33\$ N33 W7\$ E29 N12\$ S45 E7\$ W7 S7 W21 N7 W12 S48 FOP=[YR=1999] S7 E52 N7 FGR=[YR=1999] N22 W21 S22 E21 \$ W33 N2 W7 S2W12 \$ E12 N2 E7 S2 E12 N22 E21N26 \$									