LOT 5
IN OR 2212/1530
CALICO TRAILS PB 6/4-5

ANDRE MARCELLA & PHILLIP
9079 FORD RD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

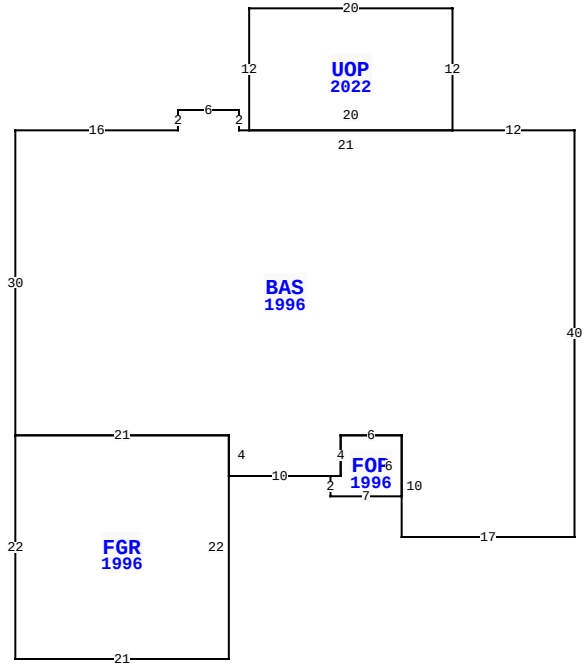
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	196,674
FGR	462	55	254	26,629
FOP	38	30	11	1,153
UOP	240	20	48	5,032
TOTALS	2,616		2,189	229,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,189	94.0212	117.53	257,273	1996	2001	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2019 Heated Area: 1876 HX Base Yr 2019



9079 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,488
TOTAL MARKET OB/XF VALUE		13,807
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,295
SOH/AGL Deduction		90,110
ASSESSED VALUE		188,185
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,185
TOTAL JUST VALUE		278,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602724	NEW CONSTR	110,000	07/01/1996
B9603127	SWIM POOL	11,900	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2212/1530	7/20/2018	WD	Q	I	01	200,000
GRANTOR: SWANSON CHRISTINE F &						
GRANTEE: ANDRE MARCELLA & PH						
1754/1152	8/22/2011	QC	U	I	11	100
GRANTOR: SWANSON CHRISTINE F						
GRANTEE: SWANSON CHRISTINE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 UOP=[YR=2022] N12 W20 S12 E20$ W21 N2 W6 S2 W16 S30 FGR=[YR=1996] S22 E21 N22 W21$ E21 S4 E10 FOP=[YR=1996] S2 E7 N6 W6 S4 W1$ E1 N4 E6 S10 E17 N40$.

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	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50	100	1996	1996	3	72	1,498	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	1997	1997	3	73	3,322	
4	0812	CONCRETE C	0	100	0	0	1,520.00	SF	4.00	4.00	100	2003	2003	3	83	5,046	
5	0752	USP	0	100	14	14	196.00	SF	15.00	15.00	100	2005	2005	3	40	1,176	

LAND DESCRIPTION

TOTAL OB/XF 13,807

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/30/2022 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS