LOT 8
IN OR 1723/1090
ESMT PT OR 900/1668

MCCLEAN JOE F & LISA M
9139 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0008-0000

BUILDING CHARACTERISTICS

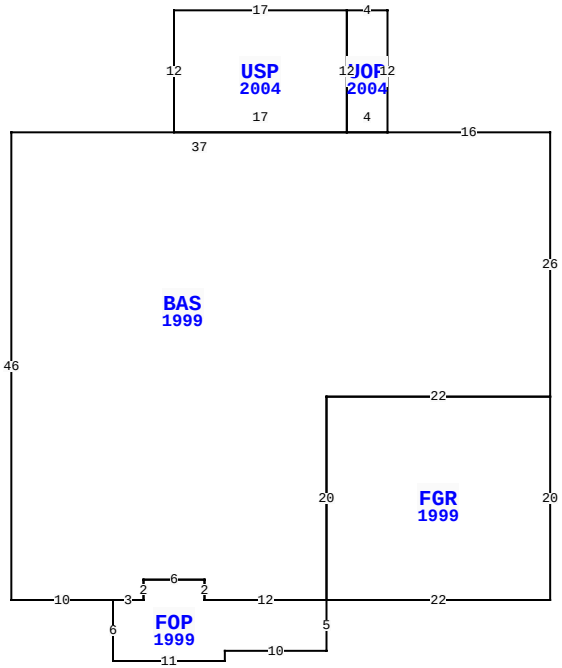
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,986	100	1,986	211,176
FGR	440	55	242	25,733
FOP	128	30	38	4,040
UOP	48	20	10	1,063
USP	204	30	61	6,487
TOTALS	2,806		2,337	248,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,337	95.3100	119.14	278,430	1999	2004	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2020 Heated Area: 1986 HX Base Yr 2020



9139 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,499
TOTAL MARKET OB/XF VALUE		23,714
TOTAL LAND VALUE - MARKET		70,400
TOTAL MARKET VALUE		342,613
SOH/AGL Deduction		97,073
ASSESSED VALUE		245,540
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,540
TOTAL JUST VALUE		342,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003191	REPAIR/RRF	13,719	04/14/2020
B0412584	XFOB	6,325	01/04/2004
B996098	NEW CONSTR	119,095	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1723/1090	2/02/2011	WD	Q	I	02	168,000
GRANTOR: FOSTER JOHN E & CAROL						
GRANTEE: MCCLEAN JOE F & LIS						
1157/1151	7/29/2003	WD	Q	I		160,000
GRANTOR: SMITH CHARLES R						
GRANTEE: FOSTER JOHN E & CAR						

BUILDING NOTES

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	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50	6.50	100	1999	1999	3	77	1,902	
3	0510	GARAGE WD-	0	100	31	21	651.00	SF	35.00	35.00	100	2004	2004	3	36	8,203	
4	0812	CONCRETE C	0	100	0	0	3,224.00	SF	4.00	4.00	100	2003	2003	3	83	10,704	

BUILDING DIMENSIONS

BAS=[YR=1999] W16 UOP=[YR=2004] N12 W4 USP=[YR=2004] W17 S12 E17 N12 $ S12 E4 $ W37 S46 E10 FOP=[YR=1999] S6 E11 N1 E10 N5 FGR=[YR=1999] E22 N20 W22 S20 $ W12 N2 W6 S2 W3 $ E3 N2 E6 S2 E12 N20 E22 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 23,714

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	3.52	AC		1.00	1.00	1.00	20,000.00	20,000.00	70,400							

REVIEW DATE 02/23/2021 BY TWX Total Acres: 3.52 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 08/06/2024 BY SYS