LOT 10
IN OR 1470/1794
ESMT PT OR 900/1668

BADEA ADRIAN & GABRIELA
9177 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

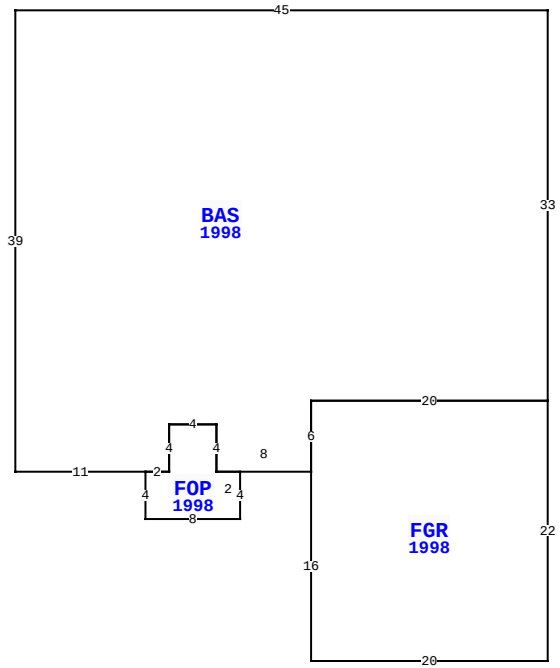
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,619	100	1,619	169,196
FGR	440	55	242	25,290
FOP	48	30	14	1,463
TOTALS	2,107		1,875	195,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,875	94.2858	117.86	220,988	1998	2003	0	0	0	11.33	88.67

1 SNGL FAM – 100% - 2008 Heated Area: 1619 HX Base Yr 2008



9177 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,950
TOTAL MARKET OB/XF VALUE		22,077
TOTAL LAND VALUE - MARKET		70,400
TOTAL MARKET VALUE		288,427
SOH/AGL Deduction		123,070
ASSESSED VALUE		165,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,357
TOTAL JUST VALUE		288,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B019109	XFOB	2,880	12/01/2001
B985281	NEW CONSTR	101,613	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1794	1/10/2007	WD	Q	I		240,000
GRANTOR: HANAGRIFF MARION L &						
GRANTEE: BADEA ADRIAN & GABR						
0857/0528	12/01/1998	WD	Q	I		101,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HANAGRIFF MARION &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W45 S39 E11 FOP=[YR=1998] S4 E8 N4 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E8 FGR=[YR=1998] S16 E20 N22 W20 S6 $ N6 E20 N33 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	389.00	SF	6.50	6.50	100	1998	1998	3	75	1,896	
3	0812	CONCRETE C	0	100	0	0	1,996.00	SF	4.00	4.00	100	1999	1999	3	77	6,148	
4	0200	BARN WD 0-	0	100	24	24	576.00	SF	20.00	20.00	100	2002	2002	3	30	3,456	
5	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2019	2019	3	98	7,742	

LAND DESCRIPTION

TOTAL OB/XF 22,077

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 05/01/2020 BY TWA Total Acres: 3.52 Total Land Value: 70,400 Market: 0 Agricultural: 0 Common: 70,400 PRINTED 08/06/2024 BY SYS