LOT 15
CALICO TRAILS PB 6/4-5

BANOS MICHELLE/HENRIQUEZ RENE JR
9273 FORD RD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0015-0000

BUILDING CHARACTERISTICS

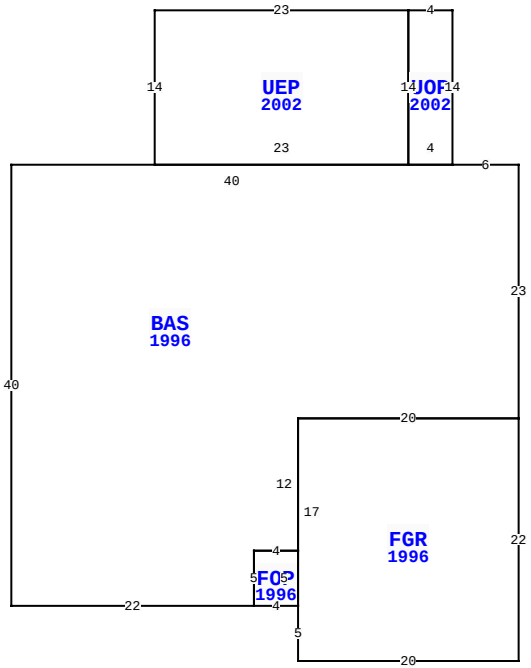
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,480	100	1,480	166,083
FGR	440	55	242	27,157
FOP	20	30	6	673
UEP	322	60	193	21,658
UOP	56	20	11	1,234
TOTALS	2,318		1,932	216,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	102.5766	128.22	247,721	1996	2001	0	0	0	12.48	87.52

1 SNGL FAM – 100% - 2024 Heated Area: 1480 HX Base Yr 2024



9273 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,805
TOTAL MARKET OB/XF VALUE		1,498
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,303
SOH/AGL Deduction		0
ASSESSED VALUE		253,303
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,303
TOTAL JUST VALUE		253,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005685	REPAIR/RRF	10,200	06/30/2020
E02	NEW CONSTR	625	02/01/2001
B952348	NEW CONSTR	87,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2404/0978	10/28/2020	WD	Q	I	01	220,000
GRANTOR: ZEHLER CARL & ALLISON						
GRANTEE: BANOS MICHELLE & RE						
1930/0228	7/18/2014	SW	U	I	12	112,000
GRANTOR: US BANK TRUST NA TRUS						
GRANTEE: ZEHLER CARL & ALLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W6 UOP=[YR=2002] N14 W4 UEP=[YR=2002] W23 S14 E23 N14 $ S14 E4 $ W40 S40 E22 FOP=[YR=1996] E4 FGR=[YR=1996] S5 E20 N22 W20 S17 $ N5 W4 S5 $ N5 E4 N12 E20 N23 $.

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	16	20	320.00	SF	6.50	6.50	100	1996	1996	3	72	1,498	

LAND DESCRIPTION

TOTAL OB/XF 1,498

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 03/23/2021 BY TWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS