LOT 23
IN OR 882/709
CALICO TRAILS PB 6/4-5

NOLAN NADINE C ALEXANDER
9421 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

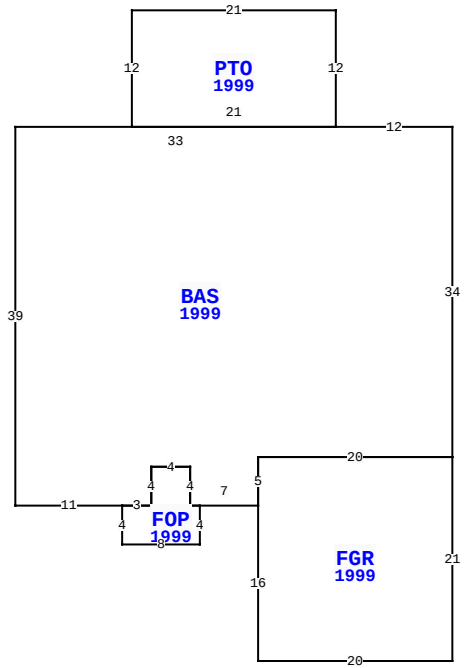
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,639	100	1,639	174,015
FGR	420	55	231	24,526
FOP	48	30	14	1,486
PTO	252	5	13	1,380
TOTALS	2,359		1,897	201,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	95.1678	118.96	225,667	1999	2004	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2000 Heated Area: 1639 HX Base Yr 2000



9421 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		201,408
TOTAL MARKET OB/XF VALUE		4,897
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,305
SOH/AGL Deduction		118,343
ASSESSED VALUE		122,962
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,962
TOTAL JUST VALUE		241,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006613	(T)500 (H)500 ADD	82,835	06/04/2024
B995687	NEW CONSTR	106,706	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0709	5/10/1999	WD	Q	I		108,300
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: ALEXANDER NADINE C						
0860/0476	12/23/1998	WD	U	V	19	14,500
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 PTO=[YR=1999] N12 W21 S12 E21 $ W33 S39
E11 FOP=[YR=1999] S4 E8 N4 W1 N4 W4 S4 W3 $ E3 N4 E4 S4 E7
FGR=[YR=1999] S16 E20 N21 W20 S5 $ N5 E20 N34 $.

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	0	0	398.00	SF	6.50	6.50	100	1999	1999	3	77	1,992	

LAND DESCRIPTION

TOTAL OB/XF 4,897

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