LOT 33
IN OR 751 PG 1199
CALICO TRAILS PB 6/4-5

SUNSTROM MARK S & TINA L
9607 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

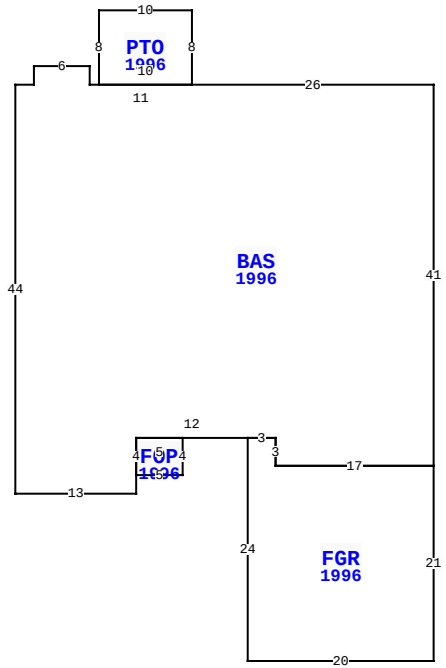
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,851	100	1,851	193,055
FGR	429	55	236	24,614
FOP	20	30	6	626
PTO	80	5	4	417
TOTALS	2,380		2,097	218,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,097	93.4920	116.86	245,055	1996	2001	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 1997 Heated Area: 1851 HX Base Yr 1997



9607 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		218,712
TOTAL MARKET OB/XF VALUE		4,356
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,068
SOH/AGL Deduction		124,514
ASSESSED VALUE		133,554
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,554
TOTAL JUST VALUE		258,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952295	NEW CONSTR	80,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0751/1199	2/15/1996	WD	Q	I		98,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SUNSTROM MARK & TIN						
0745/1271	12/04/1995	WD	U	V	19	20,000
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W26 PTO=[YR=1996] N8 W10 S8 E10$ W11 N2 W6 S2 W2 S44 E13 N2 FOP=[YR=1996] E5 N4 W5 S4$ N4 E12 FGR=[YR=1996] S24 E20 N21 W17 N3 W3$ E3 S3 E17 N41$.

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	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	17	20	340.00	SF	6.50	6.50	100	1996	1996	3	72	1,591	

LAND DESCRIPTION

TOTAL OB/XF 4,356

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