

LOT 34
ESMT OR 749/1709
ESMT PT OR 900/1668

LED FORD KAREN
9625 FORD ROAD
BRYCEVILLE, FL 32009

2024

10-1S-24-021C-0034-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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	1,884	100	1,884	198,000
FGR	484	55	266	27,956
FOP	48	30	14	1,471
PTO	477	5	24	2,523
USP	320	30	96	10,090

TOTALS	3,213	2,284	240,039
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0810	CONCRETE A	0 100	0	0	343.00	SF	6.50	6.50	100	1996
3	0811	CONCRETE B	0 100	0	0	1,103.00	SF	5.20	5.20	100	2000
4	0510	GARAGE WD-	0 100	25	22	550.00	SF	35.00	35.00	100	2008
5	0810	CONCRETE A	0 100	22	11	242.00	SF	6.50	6.50	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.52	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,284	94.2858	117.86	269,192	1996	2001	0	0	10.83	89.17
1 SNGL FAM - 100% - 2005 Heated Area: 1884 HX Base Yr 2005											

9625 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	04/02/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	343.00	SF	6.50	6.50	100	1996	1996	3	72	1,605	
3	0811	CONCRETE B	0 100	0	0	1,103.00	SF	5.20	5.20	100	2000	2000	3	79	4,531	
4	0510	GARAGE WD-	0 100	25	22	550.00	SF	35.00	35.00	100	2008	2008	3	52	10,010	
5	0810	CONCRETE A	0 100	22	11	242.00	SF	6.50	6.50	100	2008	2008	3	89	1,400	

TOTAL OB/XF											
20,311											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.52	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										240,039	
TOTAL MARKET OB/XF VALUE										20,311	
TOTAL LAND VALUE - MARKET										70,400	
TOTAL MARKET VALUE										330,750	
SOH/AGL Deduction										141,372	
ASSESSED VALUE										189,378	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										139,378	
TOTAL JUST VALUE										330,750	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										313,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014516	ADDITION	9,580	10/21/2021
17006527	REPAIR/RRF	12,579	10/19/2017
B21157	METAL CARPORT	8,580	03/01/2008
B9602870	NEW CONSTR	102,000	06/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2395/0495	9/23/2020	QC	U	I	11	100			
GRANTOR: LEDFORD JOHN									
GRANTEE: LEDFORD KAREN									
2393/0359	9/09/2020	FJ	U	I	11	100			
GRANTOR: CLERK OF COURT									
GRANTEE: LEDFORD KAREN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W4 PTO=[YR=2021] N16 U5 L5 N11 W16 S16 USP=[YR=2021] W12 S16 E20 N16 W8\$ E8 S16 E13\$ W46 S38 E14 FOP=[YR=1996] S4 E8 N4 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E8 FGR=[YR=1996] S22 E22 N22 W22 \$ E22 N38 \$.											