

LOT 2
IN OR 788 PG 586
CALICO RIDGE PB 6/52

HALVORSEN MARK J & MARY R
9967 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,276	100	1,276	132,261
FGR	462	55	254	26,328
FOP	221	30	66	6,841
FUS	1,123	100	1,123	116,402
PTO	160	5	8	829

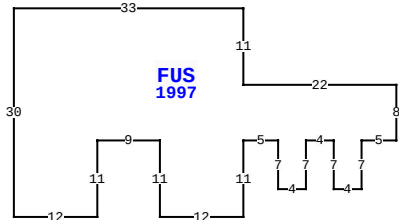
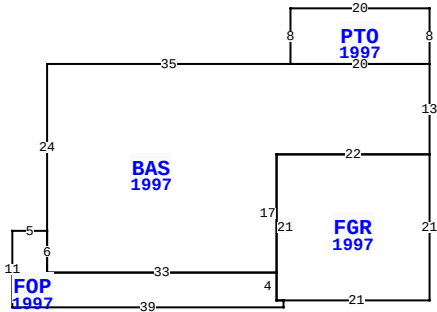
TOTALS	3,242		2,727	282,662
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	16	19	304.00	SF	6.50
3	0940	SHEDS/PORT	0	100	30	10	300.00	SF	30.00
4	0861	POOL GUNIT	0	100	0	0	272.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	482.00	SF	10.00
6	0680	POLE SHED	0	100	22	32	704.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.59

REVIEW DATE	12/19/2023	BY	WW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,727	95.0400	118.80	323,968	1997	1997	0	0	12.75	87.25
1 SNGL FAM - 100% - 1998 Heated Area: 2399 HX Base Yr 1998											



9967 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	04/03/2024	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	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	16	19	304.00	SF	6.50	6.50	100	1997	1997	3	73	1,442	
3	0940	SHEDS/PORT	0	100	30	10	300.00	SF	30.00	30.00	100	2015	2015	3	70	6,300	
4	0861	POOL GUNIT	0	100	0	0	272.00	SF	85.00	85.00	100	2024	2023		100	23,120	
5	0855	CONC PAVER	0	100	0	0	482.00	SF	10.00	10.00	100	2024	2023		100	4,820	
6	0680	POLE SHED	0	100	22	32	704.00	SF	10.00	10.00	100	2024	2015		78	5,491	

TOTAL OB/XF														43,973			
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
6	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	20,000.00	20,000.00						

Total Acres: 3.59	Total Land Value: 71,800	Market: 0	Agricultural: 0	Common: 71,800
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				282,662	
TOTAL MARKET OB/XF VALUE				43,973	
TOTAL LAND VALUE - MARKET				71,800	
TOTAL MARKET VALUE				398,435	
SOH/AGL Deduction				169,869	
ASSESSED VALUE				228,566	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				178,566	
TOTAL JUST VALUE				398,435	
NCON VALUE				27,940	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				345,664	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007081	SWIMMING POOL	60,000	06/01/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0788/0586	3/25/1997	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: HALVORSEN MARK & MA					
0774/0487	10/17/1996	WD	U	V	19
GRANTOR: SEMANIK INVESTMENT CO					
GRANTEE: SEDA CONST COMPANY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1997] W20 S8 BAS=[YR=1997] W35 S24 FOP=[YR=1997] W5 S11 E39 N1 FGR=[YR=1997] E21 N21 W22 S21 E1 \$W1 N4 W33 N6 \$ S6 E33 N17 E22 N13 W20 \$ E20 N8 \$ PTR= E15 FUS=[YR=1997] E33 S11 E22 S8 W5 S7 W4 N7 W4 S7 W4 N7 W5 S11 W12 N11 W9 S11 W12 N30 \$ W15 \$.									