

LOT 3
IN OR 957/1814
CALICO RIDGE PB 6/52

MANN MARK J & DEBRA L
9985 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BAS	1,839	100
FGR	399	55
FOP	12	30
FOP	300	30
TOTALS	2,550	2,152

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,152	95.2560	119.07	256,239	1997	2002	0	0	0 10.00	90.00	
1 SNGL FAM - 100% - 2001 Heated Area: 1839 HX Base Yr 2001												
TOTALS	2,550	2,152	230,615									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE						230,615
TOTAL MARKET OB/XF VALUE						23,316
TOTAL LAND VALUE - MARKET						35,000
TOTAL MARKET VALUE						288,931
SOH/AGL Deduction						135,067
ASSESSED VALUE						153,864
TOTAL EXEMPTION VALUE			HX HB			50,000
BASE TAXABLE VALUE						103,864
TOTAL JUST VALUE						288,931
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						274,958

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0 100	16	20	320.00	SF	6.50	6.50	100	1997	1997
2	0845	KOOL DECK	0 100	0	0	720.00	SF	7.25	7.25	100	1998	1998
3	0861	POOL GUNIT	0 100	0	0	280.00	SF	85.00	85.00	100	1998	1998
4	0810	CONCRETE A	0 100	23	4	92.00	SF	6.50	6.50	100	1999	1999
5	0510	GARAGE WD-	0 100	25	20	500.00	SF	35.00	35.00	100	2013	2013
TOTAL OB/XF 23,316												

LAND DESCRIPTION										TOTAL OB/XF										23,316									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												