LOT 8
IN OR 906/1085
CALICO RIDGE PB 6/52

IRIZARRY MANUEL O JR/BRUGH-IRIZARRY LILLIE M
10083 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

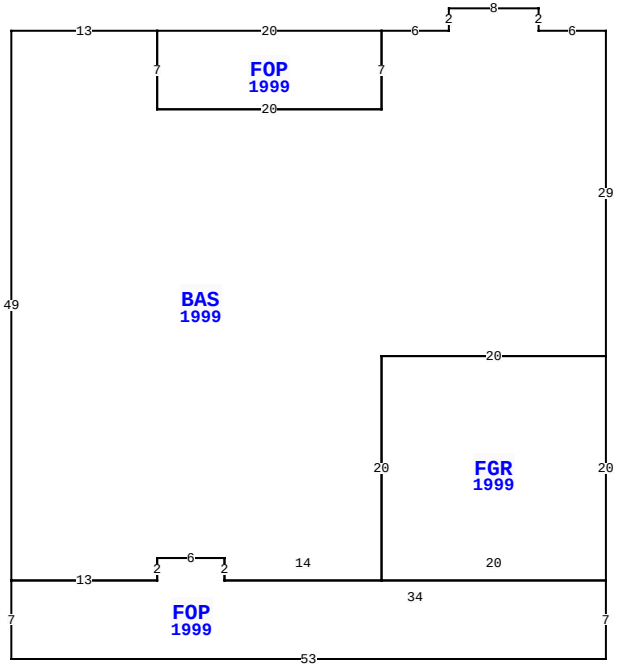
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,061	100	2,061	212,377
FGR	400	55	220	22,670
FOP	140	30	42	4,328
FOP	383	30	115	11,851
TOTALS	2,984		2,438	251,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,438	96.1380	120.17	292,974	1999	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 0 Heated Area: 2061 HX Base Yr



10083 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,225
TOTAL MARKET OB/XF VALUE		5,007
TOTAL LAND VALUE - MARKET		71,800
TOTAL MARKET VALUE		328,032
SOH/AGL Deduction		157,036
ASSESSED VALUE		170,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,996
TOTAL JUST VALUE		328,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012735	REPAIR/RRF	19,425	12/16/2019
B996245	NEW CONSTR	128,000	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0906/1085	11/03/1999	WD	Q	I		145,300
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: IRIZARRY MANUEL & L						
0884/1715	5/27/1999	WD	U	V	19	21,200
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W6 N2 W8 S2 W6 FOP=[YR=1999] W20 S7 E20 N7 $ S7 W20 N7 W13 S49 FOP=[YR=1999] S7 E53 N7 FGR=[YR=1999] N20 W20 S20 E20 $ W34 N2 W6 S2 W13 $ E13 N2 E6 S2 E14 N20 E20 N29 $.

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	420.00	SF	6.50	6.50	100	1999	1999	3	77	2,102	

LAND DESCRIPTION

TOTAL OB/XF 5,007

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	0003	OR	0.00	0.00	3.59	AC		1.00	1.00	1.00	20,000.00	20,000.00	71,800							

REVIEW DATE 03/05/2021 BY TWX Total Acres: 3.59 Total Land Value: 71,800 Market: 0 Agricultural: 0 Common: 71,800 PRINTED 08/06/2024 BY SYS