LOT 13
CALICO RIDGE PB 6/52

DELEON LIZANDRO
10249 FORD RD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0013-0000

BUILDING CHARACTERISTICS

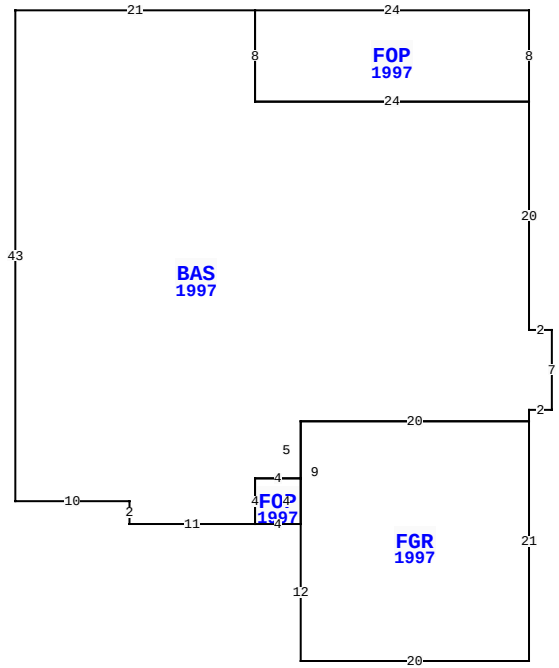
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,631	100	1,631	171,063
FGR	420	55	231	24,228
FOP	16	30	5	524
FOP	192	30	58	6,083
TOTALS	2,259		1,925	201,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,925	93.4920	116.86	224,956	1997	2002	0	0	0	10.25	89.75

1 SNGL FAM – 100% - 2023 Heated Area: 1631 HX Base Yr 2023



10249 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,898
TOTAL MARKET OB/XF VALUE		4,738
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,636
SOH/AGL Deduction		7,098
ASSESSED VALUE		234,538
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,538
TOTAL JUST VALUE		241,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973731	NEW CONSTR	103,145	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1508	4/04/2022	WD	Q	I	01	300,000
GRANTOR: ANDERSON KRISTIN M						
GRANTEE: DELWON LIZANDRO						
0798/1984	7/10/1997	WD	Q	I		103,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANDERSON KRISTIN M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W24 BAS=[YR=1997] W21 S43 E10 S2 E11
FOP=[YR=1997] E4 FGR=[YR=1997] S12 E20 N21 W20 S9 $ N4 W4 S4 $ N4 E4 N5 E20 N1 E2 N7 W2 N20 W24 N8 $ S8 E24 N8 $.

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	1997	1997	3	80	2,800	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	73	1,518	
3	0681	POLE SHED	0	100	0	0	100.00	SF	15.00	15.00	100	2000	2000	3	28	420	

LAND DESCRIPTION

TOTAL OB/XF 4,738

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 05/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS