

LOT 14
IN OR 890/1254
CALICO RIDGE PB 6/52

MILBERGER JEFFREY C & JENNIE R
10271 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0014-0000



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	2,053	100	2,053	199,951
BAS	260	100	260	25,322
FGR	160	55	88	8,570
FOP	268	30	80	7,791
FOP	280	30	84	8,181
TOTALS	3,021		2,565	249,817

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	0812	CONCRETE C	0 100	0	0	2,563.00	SF	4.00	4.00	100	1999	1999
2	0681	POLE SHED	0 100	24	30	720.00	SF	11.25	11.25	100	2004	2004

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.59	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	2,565	93.3120	116.64	299,182	1999	2001	0	0	0	16.50	83.50
1 SNGL FAM - 100% - 2000 Heated Area: 2313 HX Base Yr 2000												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2024 MLU												

10271 FORD RD, BRYCEVILLE												
TOTAL OB/XF 10,810												

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 2 6
VALUATION BY												STANDARD
Tax Group: 6 Tax Dist:												
BUILDING MARKET VALUE												263,363
TOTAL MARKET OB/XF VALUE												10,810
TOTAL LAND VALUE - MARKET												71,800
TOTAL MARKET VALUE												345,973
SOH/AGL Deduction												140,931
ASSESSED VALUE												205,042
TOTAL EXEMPTION VALUE												50,000
BASE TAXABLE VALUE												155,042
TOTAL JUST VALUE												345,973
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												329,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007319	GARAGE	33,062	11/17/2017
E21366	NEW CONSTR	0	11/01/2008
B995880	NEW CONSTR	156,000	01/03/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0890/1254	7/12/1999	WD	Q	I		156,100			
GRANTOR: SEDA CONSTRUCTION CO									
GRANTEE: MILBERGER JEFFREY C									
0873/0956	3/09/1999	WD	U	V	19	26,600			
GRANTOR: SEMANIK INVESTMENT CO									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES												
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BUILDING DIMENSIONS												
FOP=[YR=1999] W40 BAS=[YR=1999] W13 S49 FOP=[YR=1999] S8 E32 BAS=[YR=2013] E13 FGR=[YR=1999] E8 N20 W8 S20\$ N20 W13 S20\$ N8 W13 N2 W6 S2 W13\$ E13 N2 E6 S2 E13 N12 E21 N30 W40 N7\$ S7 E40 N7\$.												

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