

LOT 17
IN OR 962/1348
F/K/A PAR 1-3 (11-1S-24)

GIBSON TIMOTHY E & CATHY J
10351 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021R-0017-0000



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	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

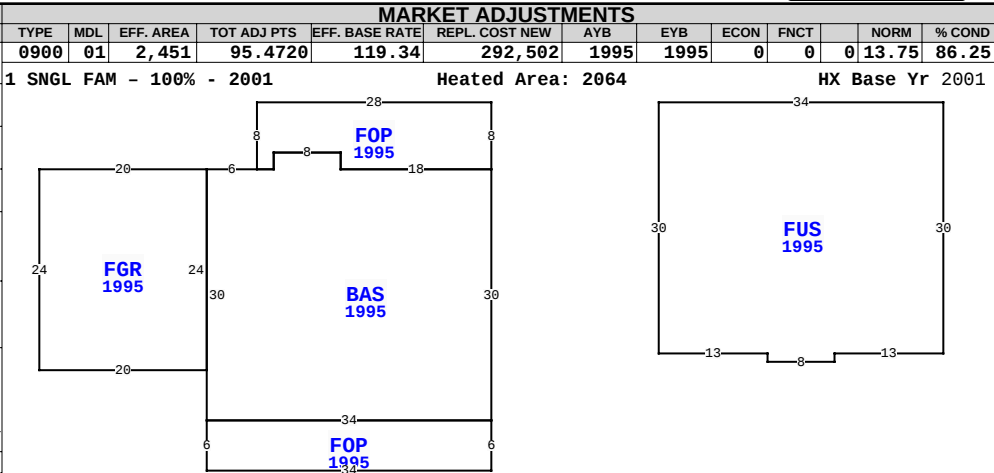
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1,036	106,636
FGR	480	55	264	27,174
FOP	204	30	61	6,279
FOP	208	30	62	6,382
FUS	1,028	100	1,028	105,813
TOTALS	2,956		2,451	252,283

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	19	21	399.00	SF	6.50	6.50	
3	0812	CONCRETE C	0	100	0	0	4,985.00	SF	4.00	4.00	
4	0472	VF 2 RAIL	0	100	0	0	376.00	LF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC	

REVIEW DATE 01/14/2021 BY WWA



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

TOTAL OB/XF											
27,278											

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27,278											

Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		252,283	
TOTAL MARKET OB/XF VALUE		27,278	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		314,561	
SOH/AGL Deduction		146,054	
ASSESSED VALUE		168,507	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		118,507	
TOTAL JUST VALUE		314,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010816	NEW SHINGLES	11,000	08/22/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0962/1348	12/19/2000	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					SALE PRICE
GRANTEE: GIBSON TIMOTHY E &					152,900

BUILDING NOTES					
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BUILDING DIMENSIONS

FOP=[YR=1995] W28 S8 BAS=[YR=1995] W6 FGR=[YR=1995] W20 S24 E20 N24\$ S30 FOP=[YR=1995] S6 E34 N6 W34\$ E34 N30 W18 N2 W8 S2 W2\$ E2 N2 E8 S2 E18 N8\$ PTR=E20 FUS=[YR=1995] E34 S30 W13 S1 W8 N1 W13 N30\$ W20\$.

OTHER ADJUSTMENTS AND NOTES											

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