LOT 5
IN OR 1351/1301
CALICO RUN PB 6/112-113

TRESCOT RAYMOND E & JOYCE E
10553 FORD ROAD
BRYCEVILLE, FL 32009

2024

11-1S-24-021U-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

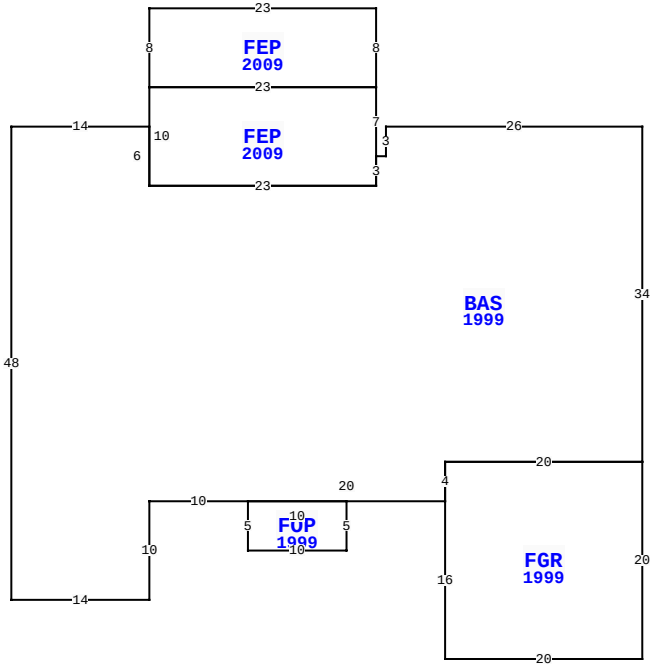
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,351	100	2,351	262,127
FEP	184	80	147	16,390
FEP	230	80	184	20,515
FGR	400	55	220	24,529
FOP	50	30	15	1,672
TOTALS	3,215		2,917	325,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,917	98.5590	123.20	359,374	1999	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2351 HX Base Yr 2006



10553 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		325,233
TOTAL MARKET OB/XF VALUE		22,388
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		382,621
SOH/AGL Deduction		175,788
ASSESSED VALUE		206,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,833
TOTAL JUST VALUE		382,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005755	REPAIR/RRF	12,000	06/03/2019
B23100	ADDITION	11,815	12/01/2009
B0618024	GARAGE	4,000	06/01/2006
B0210009	XFOB	1,236	07/01/2002
B0210010	XFOB	1,100	07/01/2002
B996342	NEW CONSTR	130,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1301	9/21/2005	WD	Q	I		225,000
GRANTOR: BENNINGER CHARLES O &						
GRANTEE: TRESCOT RAYMOND E &						
0911/1686	12/16/1999	WD	Q	I		154,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: BENNINGER CHARLES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W26 S3 W1 FEP=[YR=2009] N7 FEP=[YR=2009] N8 W23 S8 E23$ W23 S10 E23 N3 $ S3 W23 N6 W14S48 E14 N10 E10 FOP=[YR=1999] S5 E10 N5 W10 $ E20 FGR=[YR=1999] S16 E20 N20 W20 S4 $ N4 E20 N34$.

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	0810	CONCRETE A	0	100	0	0	404.00	SF	6.50	6.50	100	1999	1999	3	77	2,022	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
3	0812	CONCRETE C	0	100	0	0	3,094.00	SF	4.00	4.00	100	2001	2001	3	80	9,901	
4	2701	QUONSET GD	0	100	35	24	840.00	SF	15.00	15.00	100	2007	2007	3	60	7,560	

LAND DESCRIPTION

TOTAL OB/XF 22,388

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 01/06/2020 BY TWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS