LOT 12
IN OR 1839/34
CALICO RUN PB 6/112-113

DYKSTRA ZACH
10773 FORD RD
BRYCEVILLE, FL 32009

2024

11-1S-24-021U-0012-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

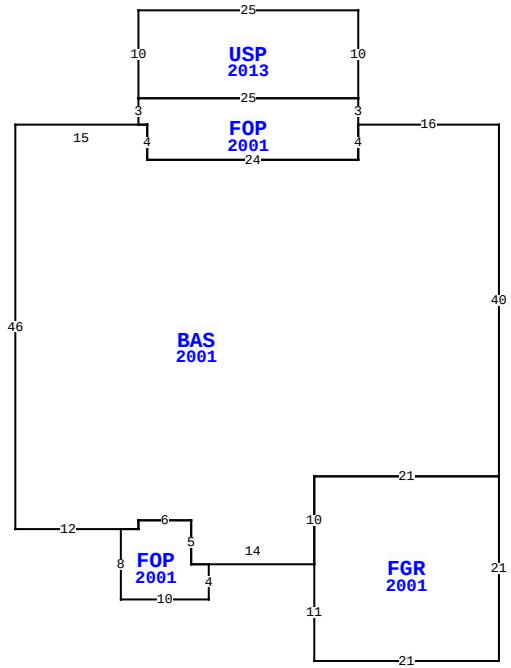
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2,358	239,970
FGR	441	55	243	24,730
FOP	78	30	23	2,341
FOP	171	30	51	5,191
USP	250	30	75	7,633
TOTALS	3,298		2,750	279,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	93.3120	116.64	320,760	2001	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2014 Heated Area: 2358 HX Base Yr 2014



10773 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		279,863
TOTAL MARKET OB/XF VALUE		13,327
TOTAL LAND VALUE - MARKET		74,400
TOTAL MARKET VALUE		367,590
SOH/AGL Deduction		171,225
ASSESSED VALUE		196,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,365
TOTAL JUST VALUE		367,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702662	REPAIR/RRF	12,255	04/26/2017
B007651	NEW CONSTR	109,821	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/0034	2/01/2013	WD	Q	I	01	125,000
GRANTOR: ELLIS HOPKINS LLC						
GRANTEE: DYKSTRA ZACH						
1827/0555	11/28/2012	WD	U	I	30	125,000
GRANTOR: ELLIS HOPKINS INC						
GRANTEE: ELLIS HOPKINS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FOP=[YR=2001] N3 USP=[YR=2013] N10 W25 S10 E25$ W25 S3 E1 S4 E24 N4$ S4 W24 N4 W15 S46 E12 FOP=[YR=2001] S8 E10 N4 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E14 FGR=[YR=2001] S11 E21 N21 W21 S10$ N10 E21 N40$.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	3,235.00	SF	4.00	4.00	100	2001	2001	3	80	10,352	

LAND DESCRIPTION

TOTAL OB/XF 13,327

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	2.48	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.48 Total Land Value: 74,400 Market: 0 Agricultural: 0 Common: 74,400 PRINTED 08/06/2024 BY SYS