LOT 14
IN OR 1223/1804
CALICO RUN PB 6/112-113

EDDY RALPH E
10815 FORD RD
BRYCEVILLE, FL 32009

2024

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

BUILDING CHARACTERISTICS

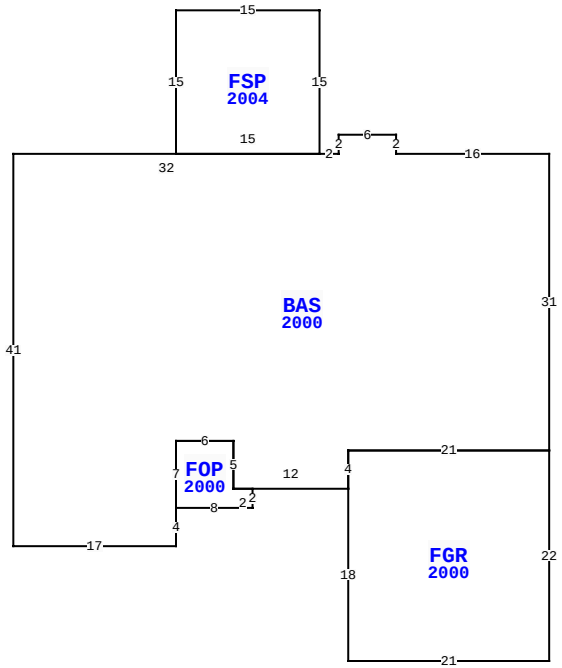
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,960	100	1,960	216,266
FGR	462	55	254	28,026
FOP	46	30	14	1,544
FSP	225	40	90	9,931
TOTALS	2,693		2,318	255,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	98.0784	122.60	284,187	2000	2005	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 1960 HX Base Yr 2005



10815 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		255,768
TOTAL MARKET OB/XF VALUE		10,754
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		307,472
SOH/AGL Deduction		153,371
ASSESSED VALUE		154,101
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,101
TOTAL JUST VALUE		307,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006051	REPAIR/RRF	18,460	06/07/2019
B24388	REPAIR/RRF	940	02/01/2011
B0413550	XFOB	0	01/07/2004
B0412764	XFOB	13,200	01/05/2004
B006839	NEW CONSTR	131,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/1804	4/19/2004	WD	Q	I		153,000
GRANTOR: REVELS JEFFREY A & NI						
GRANTEE: EDDY RALPH E & DEBR						
0935/0259	6/05/2000	WD	Q	I		128,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REVELS JEFFREY & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 N2 W6 S2 W2 FSP=[YR=2004] N15 W15 S15 E15 $ W32 S41 E17 N4 FOP=[YR=2000] E8 N2 W2 N5 W6 S7 $ N7 E6 S5 E12 FGR=[YR=2000] S18 E21 N22 W21 S4 $ N4 E21 N31 $.

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	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50	6.50	100	2000	2000	3	79	2,182	
3	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00	4.00	100	2001	2001	3	80	5,632	

LAND DESCRIPTION

TOTAL OB/XF 10,754

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	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 1.17 Total Land Value: 40,950 Market: 0 Agricultural: 0 Common: 40,950 PRINTED 08/06/2024 BY SYS