IN OR 2771/762 AS TO PAR B
ESMT OR 541/968
EX R/W OR 618/999

KREDELL MICHAEL C & KATHY L REVOCABLE TRUST/KREDEL
10148 FORD ROAD
BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0001-0020

BUILDING CHARACTERISTICS

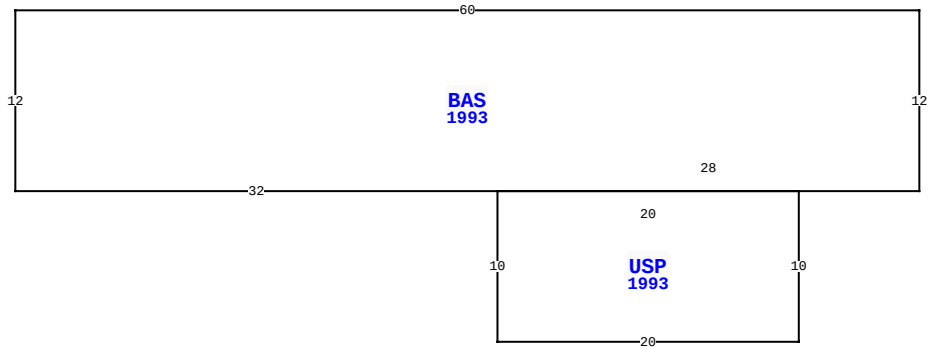
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	62,139
USP	200	50	1993	100	8,630
TOTALS	920			820	70,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	02	820	86.6000	114.31	93,734	1975	1975	0	0	0	24.50	75.50

1 SNGL FAM – 0% - 0 Heated Area: 720 HX Base Yr



11772 THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	91,256
TOTAL MARKET OB/XF VALUE	18,180
TOTAL LAND VALUE - MARKET	422,495
TOTAL MARKET VALUE	201,208
SOH/AGL Deduction	114,034
ASSESSED VALUE	87,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,174
TOTAL JUST VALUE	531,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7450	MH MOVE-ON	2,498	08/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/762	2/25/2025	QC	U	I	11	100
GRANTOR: KREDELL MICHAEL & KAT						
GRANTEE: KREDELL MICHAEL C &						
0609/0201	10/05/1990	WD	U	I	09	90,000
GRANTOR: GRIFFIN BETH						
GRANTEE: KREDELL MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S12 E32 USP=[YR=1993] S10 E20 N10 W20$ E28 N12$.

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
2	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1978	1978	3	28	16,800	
3	0681	POLE SHED	0	0	10	46	460.00	SF	15.00	15.00	100	1985	1985	3	20	1,380	

LAND DESCRIPTION

TOTAL OB/XF 18,180

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	41.47	AC		1.00	1.00	1.00	525.00	525.00	21,772							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.47	AC		1.00	1.00	1.00	8,500.00	8,500.00	352,495							

REVIEW DATE 05/05/2025 BY WWA Total Acres: 43.47 Total Land Value: 91,772 Market: 352,495 Agricultural: 21,772 Common: 70,000 PRINTED 07/30/2025 BY SYS

IN OR 2771/762 AS TO PAR B
ESMT OR 541/968
EX R/W OR 618/999

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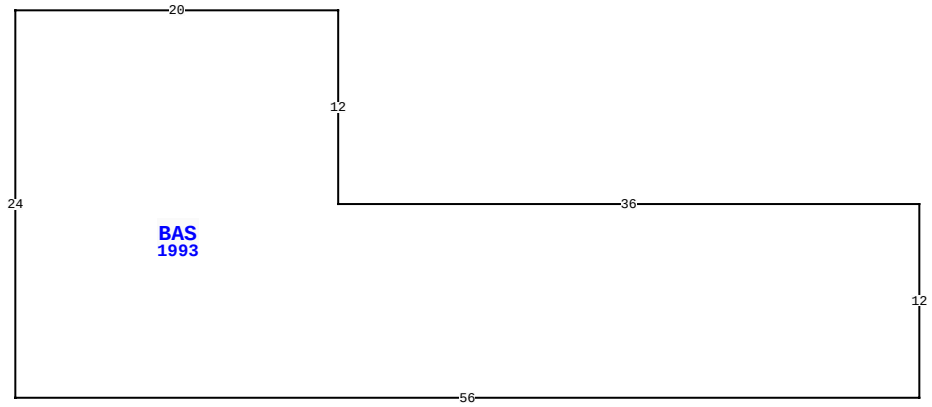
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	20,487
TOTALS	912			912	20,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	93.6000	74.88	68,291	1969	1969	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



11772 THORNHILL PL, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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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	Q	% COND	OB/XF MKT VALUE	NOTES

NASSAU COUNTY PROPERTY

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0609/0201	10/05/1990	WD	U	I	09	90,000
GRANTOR: GRIFFIN BETH						
GRANTEE: KREDELL MICHAEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 N12 W20 S24 E56 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/05/2025 BY WWA Total Acres: 43.47 Total Land Value: 91,772 Market: 352,495 Agricultural: 21,772 Common: 70,000 PRINTED 07/30/2025 BY SYS