PT W1/2 OF SW1/4 OF SW1/4
IN OR 2286/1779
PARCELS 2 & 2-4 SEC 2 &

HETZ LANCE & ASHLEY
9918 FORD ROAD
BRYCEVILLE, FL 32009-8809

2025

02-1S-24-0000-0002-0000

BUILDING CHARACTERISTICS

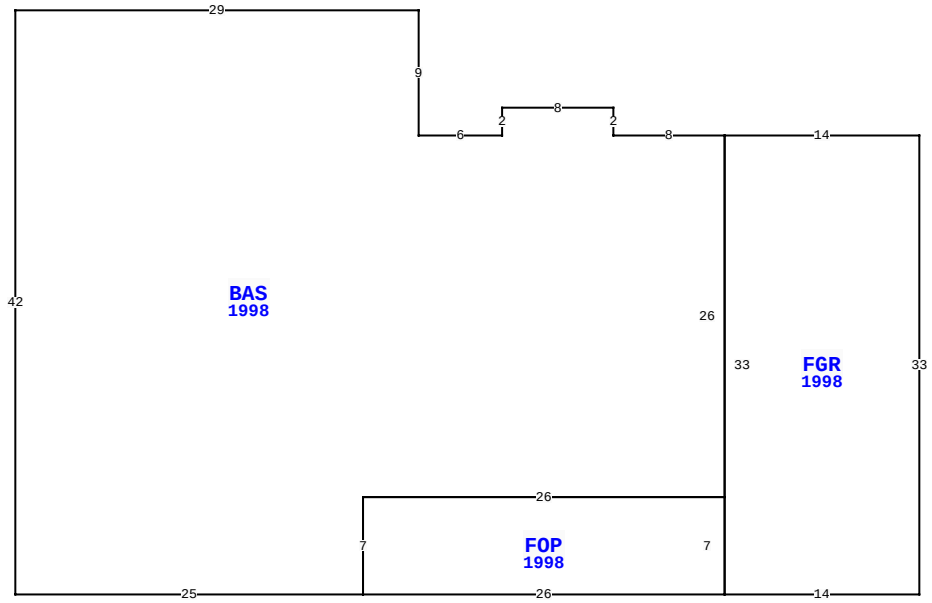
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,778	100	1998	1,778	190,092
FGR	462	55	1998	254	27,156
FOP	182	30	1998	55	5,881
TOTALS	2,422			2,087	223,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,087	96.1380	126.90	264,840	1998	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2020 Heated Area: 1778 HX Base Yr 2020



9918 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		223,128
TOTAL MARKET OB/XF VALUE		11,396
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		329,024
SOH/AGL Deduction		113,160
ASSESSED VALUE		215,864
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,142
TOTAL JUST VALUE		329,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004954	REPAIR/RRF	24,311	05/13/2019
B985015	NEW CONSTR	93,600	05/01/2998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1779	6/28/2019	WD	Q	I	01	250,000
GRANTOR: BENNETT GASTON & BONN						
GRANTEE: HETZ LANCE & ASHLEY						
1470/1898	1/11/2007	QC	U	I	07	100
GRANTOR: WILSON DAVID B & JAME						
GRANTEE: BENNETT GASTON & BO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W14 BAS=[YR=1998] W8 N2 W8 S2 W6 N9 W29 S42 E25
FOP=[YR=1998] E26 N7 W26 S7 $ N7 E26 N26 $ S33 E14 N33 $.

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1998	1998	3	73	1,964	
3	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	1999	1999	3	26	842	
4	0940	SHEDS/PORT	0	100	24	18	432.00	SF	13.20	13.20	100	1999	1999	3	20	1,140	
5	0803	ASPHALT C	0	100	0	0	4,306.00	SF	2.00	2.00	100	2005	2005	3	54	4,650	

LAND DESCRIPTION

TOTAL OB/XF 11,396

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	000100	C	RES	100	0006	OR	0.00	0.00	3.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	94,500							

REVIEW DATE 01/06/2020 BY TWX Total Acres: 3.15 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS