PARCEL 3 &
PT OF E1/2 OF SW1/4 OF SW1/4
IN OR 844/1924 & OR 844/1921

ARPEN CLAUDE TRUST AGMT/ARPEN CLAUDE TRUSTEE
10054 FORD ROAD
BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0003-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

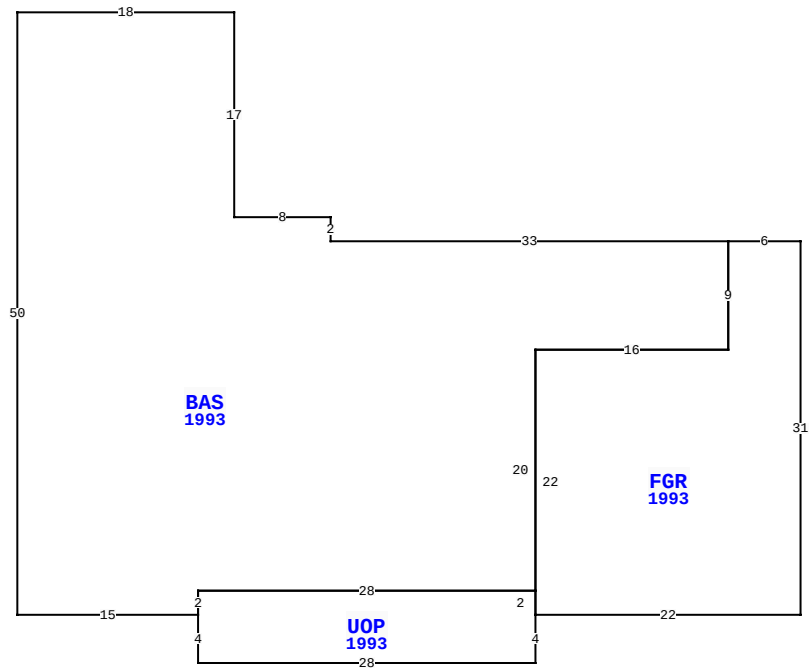
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1993	1,779	155,509
FGR	538	55	1993	296	25,874
UOP	168	20	1993	34	2,972
TOTALS	2,485			2,109	184,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	127.2383	127.24	268,349	1978	1978	0	0	0	31.30	68.70

1 SINGLE FAM – 100% - 0 Heated Area: 1779 HX Base Yr



10054 FORD RD, BRYCEVILLE

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

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	0940	SHEDS/PORT	0	100	0	0	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	1242	WD DECK A	0	100	20	18	360.00	SF	10.00	10.00	100	1995	1995	3	20	720	
4	0825	BRICK	0	100	25	14	350.00	SF	5.00	5.00	100	1985	1985	3	80	1,400	
5	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1985	1985	3	44	1,739	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		205,942
TOTAL MARKET OB/XF VALUE		6,171
TOTAL LAND VALUE - MARKET		204,360
TOTAL MARKET VALUE		416,473
SOH/AGL Deduction		95,408
ASSESSED VALUE		321,065
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		265,343
TOTAL JUST VALUE		416,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B27840	ADDITION	0	10/01/2013
E1326831	REMODEL	0	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0844/1924	8/14/1998	QC	Q	I	06	100
GRANTOR: ARPEN CLAUDE & PAULA						
GRANTEE: ARPEN CLAUDE & PAUL						
0135/0324	1/01/1972	TA	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N2 W8 N17 W18 S50 E15 UOP=[YR=1993] S4 E28 N4 FGR=[YR=1993] E22 N31 W6 S9 W16 S22 $ N2 W28 S2 $ N2 E28 N20 E16 N9$.

LAND DESCRIPTION

TOTAL OB/XF 6,171

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	1.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	19,500							
2	000100	C	RES	100					9.48	AC		1.00	1.00	1.00	19,500.00	19,500.00	184,860							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 10.48 Total Land Value: 204,360 Market: 0 Agricultural: 0 Common: 204,360 PRINTED 07/30/2025 BY SYS

PARCEL 3 &
PT OF E1/2 OF SW1/4 OF SW1/4
IN OR 844/1924 & OR 844/1921

ARPEN CLAUDE TRUST AGMT/ARPEN CLAUDE TRUSTEE
10054 FORD ROAD
BRYCEVILLE, FL 32009

2025

02-1S-24-0000-0003-0000

BUILDING CHARACTERISTICS

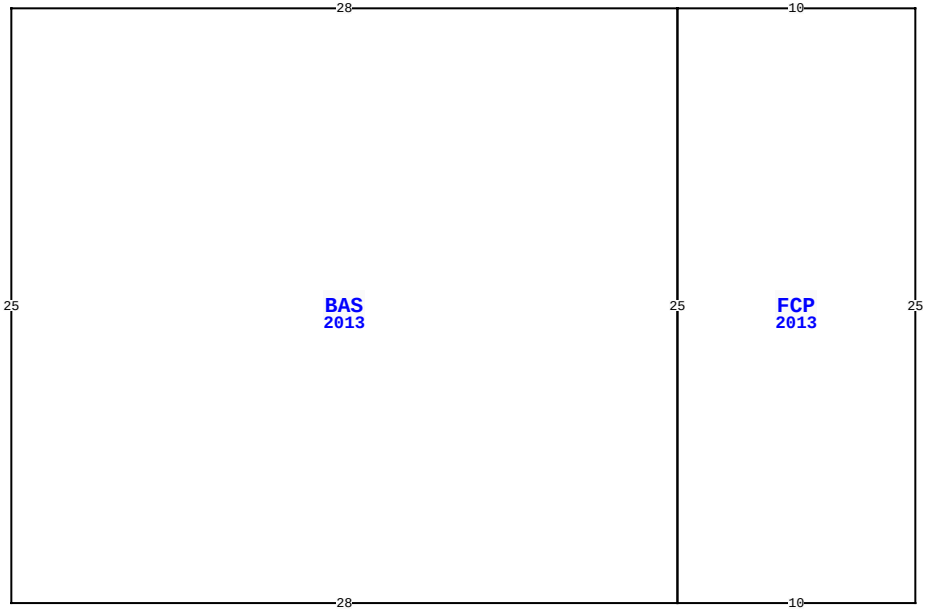
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	700	100	2013	700	19,829
FCP	250	25	2013	62	1,757
TOTALS	950			762	21,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	762	88.0000	32.56	24,811	2013	2013	0	0	0	13.00	87.00

2 GARAGE RES – 100% - 0 Heated Area: 700 HX Base Yr



10054 FORD RD, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: ARPEN CLAUDE & PAUL						
0135/0324	1/01/1972	TA	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2013] W10 BAS=[YR=2013] W28 S25 E28 N25$ S25 E10 N25$.

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

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 12/15/2023 BY KBA Total Acres: 10.48 Total Land Value: 204,360 Market: 0 Agricultural: 0 Common: 204,360 PRINTED 07/30/2025 BY SYS