

W1/4 OF TRACT A & E1/2 OF W1/2  
OF TRACT A (S-1 & S-2) &  
LOT 70

SHUMATE ROBERT O JR & KIMBERLY  
10448 FORD ROAD  
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-000A-0020



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 80  |
| Exterior Wall            | 12 | CEDAR 20       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 08 | SHT VINYL 20   |
| 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  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8011.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,687            | 100         | 1993 | 1,687        | 138,786              |
| FGR       | 573              | 55          | 1993 | 315          | 25,915               |
| FOP       | 210              | 30          | 1993 | 63           | 5,183                |
| FST       | 54               | 55          | 1993 | 30           | 2,468                |
| PTO       | 132              | 5           | 1993 | 7            | 576                  |
| USP       | 396              | 30          | 1993 | 119          | 9,790                |

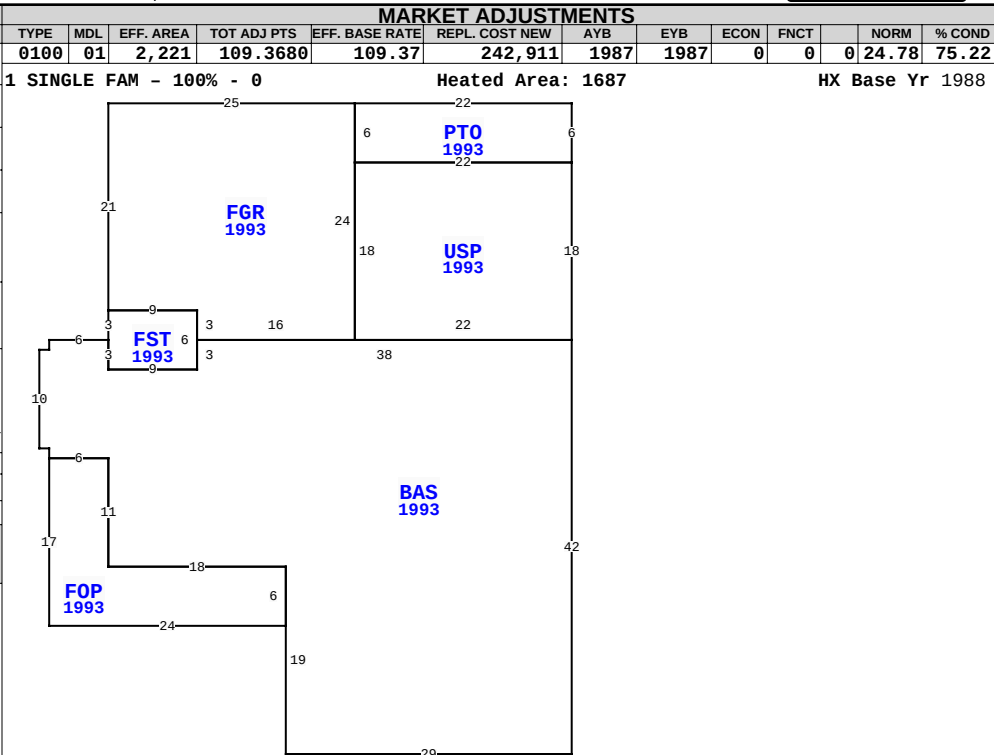
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,052 |  |  | 2,221 | 182,718 |
|--------|-------|--|--|-------|---------|

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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 60     | 2,100           |       |
| 2   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,882.00 | SF | 4.00     | 4.00           | 100       | 1988    | 1988        | 3 | 52     | 3,915           |       |
| 3   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 941.00   | SF | 5.20     | 5.20           | 100       | 1992    | 1992        | 3 | 62     | 3,034           |       |
| 4   | 0511       | GARAGE CB-  | 0   | 100 | 48 | 25 | 1,200.00 | SF | 40.00    | 40.00          | 100       | 1992    | 1992        | 3 | 62     | 29,760          |       |
| 5   | 0350       | CARPORT WD  | 0   | 100 | 25 | 20 | 500.00   | SF | 13.00    | 13.00          | 100       | 1992    | 1992        | 3 | 20     | 1,300           |       |
| 6   | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 700.00   | SF | 10.00    | 10.00          | 100       | 1994    | 1994        | 3 | 20     | 1,400           |       |
| 7   | 0803       | ASPHALT C   | 0   | 100 | 0  | 0  | 3,500.00 | SF | 2.00     | 2.00           | 100       | 1994    | 1994        | 3 | 50     | 3,500           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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       | 150.00 | 633.00 | 6.54        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 124,260    |                             |      |         |      |     |    |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 06/13/2023 |
| INC DATE |  | AG DATE   | MLU        |

10448 FORD RD, BRYCEVILLE

| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |                |           |         |             |   |        |                 | 45,009 |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|--------|
| 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  |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1987    | 1987        | 3 | 60     | 2,100           |        |
| 2           | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,882.00 | SF | 4.00     | 4.00           | 100       | 1988    | 1988        | 3 | 52     | 3,915           |        |
| 3           | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 941.00   | SF | 5.20     | 5.20           | 100       | 1992    | 1992        | 3 | 62     | 3,034           |        |
| 4           | 0511       | GARAGE CB-  | 0   | 100 | 48 | 25 | 1,200.00 | SF | 40.00    | 40.00          | 100       | 1992    | 1992        | 3 | 62     | 29,760          |        |
| 5           | 0350       | CARPORT WD  | 0   | 100 | 25 | 20 | 500.00   | SF | 13.00    | 13.00          | 100       | 1992    | 1992        | 3 | 20     | 1,300           |        |
| 6           | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 700.00   | SF | 10.00    | 10.00          | 100       | 1994    | 1994        | 3 | 20     | 1,400           |        |
| 7           | 0803       | ASPHALT C   | 0   | 100 | 0  | 0  | 3,500.00 | SF | 2.00     | 2.00           | 100       | 1994    | 1994        | 3 | 50     | 3,500           |        |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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       | 150.00 | 633.00 | 6.54        | AC        |     | 1.00     | 1.00   | 1.00    | 19,000.00  | 19,000.00      | 124,260    |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

| VALUATION BY              |       | STANDARD  |         |
|---------------------------|-------|-----------|---------|
| Tax Group: 6              |       | Tax Dist: |         |
| BUILDING MARKET VALUE     |       |           | 182,718 |
| TOTAL MARKET OB/XF VALUE  |       |           | 45,009  |
| TOTAL LAND VALUE - MARKET |       |           | 124,260 |
| TOTAL MARKET VALUE        |       |           | 351,987 |
| SOH/AGL Deduction         |       |           | 169,449 |
| ASSESSED VALUE            |       |           | 182,538 |
| TOTAL EXEMPTION VALUE     | HX HB |           | 50,722  |
| BASE TAXABLE VALUE        |       |           | 131,816 |
| TOTAL JUST VALUE          |       |           | 351,987 |
| NCON VALUE                |       |           | 0       |
| INCOME VALUE              |       |           |         |
| PREVIOUS YEAR MKT VALUE   |       |           | 345,410 |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| 8330       | GARAGE      | 17,952 | 08/24/1992 |
| 4146       | N/A         | 62,230 | 06/05/1987 |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8330       | GARAGE      | 17,952 | 08/24/1992 |
| 4146       | N/A         | 62,230 | 06/05/1987 |
|            |             |        |            |
|            |             |        |            |
|            |             |        |            |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0665/1405                    | 8/28/1992 | QC           | Q      | I      | 01        | 100           |  |
| GRANTOR: SHUMATE ROBERT O JR |           |              |        |        |           |               |  |
| GRANTEE: SHUMATE ROBERT & KI |           |              |        |        |           |               |  |
| 0489/0282                    | 5/14/1986 | WD           | Q      | V      |           | 10,900        |  |
| GRANTOR: BARCO CHARLES       |           |              |        |        |           |               |  |
| GRANTEE: SHUMATE ROBERT O JR |           |              |        |        |           |               |  |

BUILDING NOTES

|                                                                 |
|-----------------------------------------------------------------|
| BUILDING DIMENSIONS                                             |
| PTO=[YR=1993] W22 FGR=[YR=1993] W25 S21 FST=[YR=1993] S3        |
| BAS=[YR=1993] W6 S1 W1 S10 E1 S1 FOP=[YR=1993] S17 E24 N6 W18   |
| N11 W6\$ E6 S11 E18 S19 E29 N42 USP=[YR=1993] N18 W22 S18 E22\$ |
| W38 S3 W9 N3\$ S3 E9 N6 W9\$ E9 S3 E16 N24\$ S6 E22 N6\$.       |