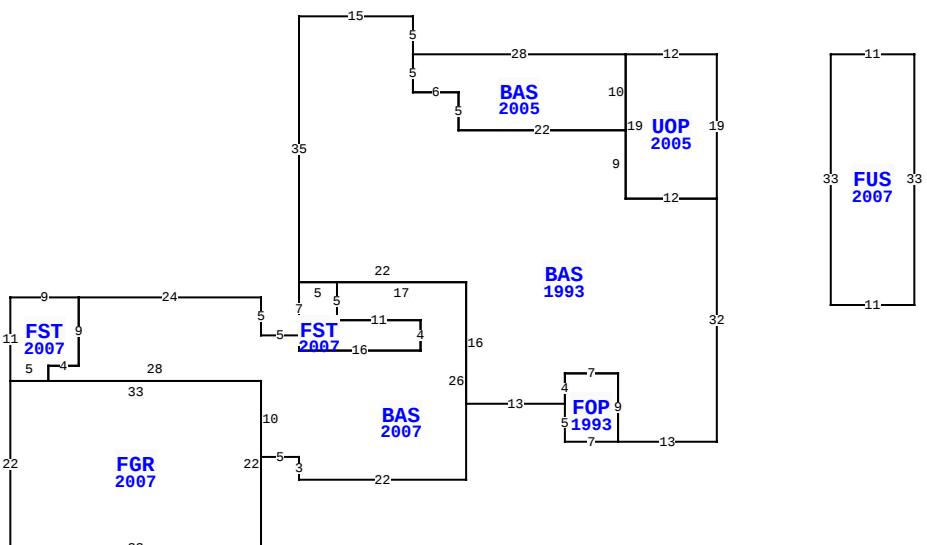


NELSON MICHAEL D & MELISSA A
10382 FORD RD
BRYCEVILLE, FL 32009

02-1S-24-1990-0071-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																				
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																					
Exterior Wall		20	FACE BRICK 100		0900	01	3,823	110.7540	146.20	558,923	1992	2005	0	0	14.25	85.75	Tax Group: 6		Tax Dist:																					
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2016												Heated Area: 3260												HX Base Yr 2016											
Roof Cover		03	COMP SHNGL 100														BUILDING MARKET VALUE												479,276											
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE												48,891											
Interior Floo		12	HARDWOOD 60														TOTAL LAND VALUE - MARKET												109,000											
Interior Floo		11	CLAY TILE 40														TOTAL MARKET VALUE												637,167											
Air Condition		03	CENTRAL 100														SOH/AGL Deduction												267,892											
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE												369,275											
Bedrooms			4 100														TOTAL EXEMPTION VALUE												HX HB		50,722									
Bathrooms			3 100														BASE TAXABLE VALUE												318,553											
Frame		02	WOOD FRAME 100														TOTAL JUST VALUE												637,167											
Stories		1.2	1.2 100														NCON VALUE												0											
Units		00	0 100		INCOME VALUE																																			
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE												617,702																							
Quality		04	Quality Level 04																																					
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	1,812	100	1993	1,812	227,164																																			
BAS	250	100	2005	250	31,342																																			
BAS	835	100	2007	835	104,681																																			
FGR	726	55	2007	399	50,021																																			
FOP	63	30	1993	19	2,382																																			
FST	89	55	2007	49	6,143																																			
FST	91	55	2007	50	6,268																																			
FUS	363	100	2007	363	45,508																																			
UOP	228	20	2005	46	5,767																																			
TOTALS	4,457			3,823	479,276																																			
EXTRA FEATURES					10382 FORD RD, BRYCEVILLE										BLD DATE				LGL DATE		06/13/2023		MLU																	
					XF DATE				LAND DATE																															
					INC DATE				AG DATE																															
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	1992	1992	3	70	2,450																									
2	0812	CONCRETE C	0 100	0	0	135.00	SF	4.00	4.00	100	1992	1992	3	62	335																									
3	0200	BARN WD 0-	0 100	36	36	1,296.00	SF	25.00	25.00	100	1992	1992	3	20	6,480																									
4	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	1999	1999	3	26	1,685																									
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440																									
6	0861	POOL GUNIT	0 100	28	12	336.00	SF	85.00	85.00	100	2005	2005	3	36	10,282																									
7	0845	KOOL DECK	0 100	0	0	932.00	SF	7.25	7.25	100	2005	2005	3	84	5,676																									
8	0812	CONCRETE C	0 100	0	0	3,658.00	SF	4.00	4.00	100	2007	2007	3	87	12,730																									
9	1127	BRICK 8"	0 100	0	0	70.00	SF	5.50	5.50	100	2007	2007	3	96	370																									
10	0461	IRON FENCE	0 100	0	0	60.00	SF	8.50	8.50	100	2007	2007	3	90	459																									
LAND DESCRIPTION										TOTAL OB/XF										40,907																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.36	AC		1.00	1.00	1.00	25,000.00	25,000.00	109,000																							
																			</																					

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																			VALUATION BY		STANDARD									
																			Tax Group: 6		Tax Dist:									
																			BUILDING MARKET VALUE		479,276									
																			TOTAL MARKET OB/XF VALUE		48,891									
																			TOTAL LAND VALUE - MARKET		109,000									
																			TOTAL MARKET VALUE		637,167									
																			SOH/AGL Deduction		267,892									
																			ASSESSED VALUE		369,275									
																			TOTAL EXEMPTION VALUE		HX HB		50,722							
																			BASE TAXABLE VALUE		318,553									
																			TOTAL JUST VALUE		637,167									
																			NCON VALUE		0									
																			INCOME VALUE											
																			PREVIOUS YEAR MKT VALUE		617,702									