LOT 73
SUNOWA SPRINGS 1 PB 4/75 & 76

WELCH MARALEE S L/E/
10328 FORD ROAD
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0073-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

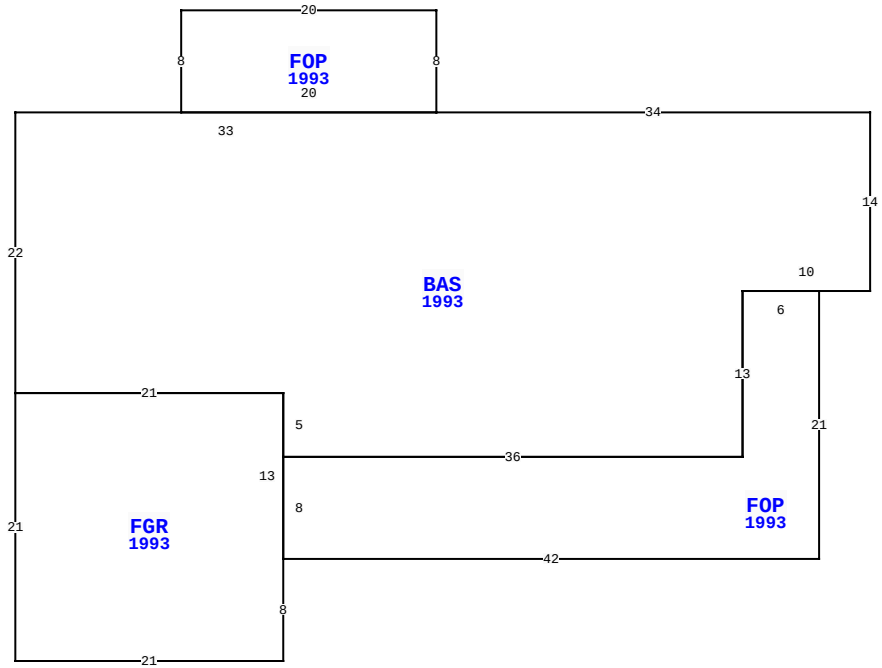
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,574	100	1993	1,574	139,880
FGR	441	55	1993	243	21,595
FOP	160	30	1993	48	4,265
FOP	414	30	1993	124	11,020
TOTALS	2,589			1,989	176,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	104.8600	104.86	208,567	1992	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 0 Heated Area: 1574 HX Base Yr 1993



10328 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		176,761
TOTAL MARKET OB/XF VALUE		5,450
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		258,511
SOH/AGL Deduction		127,662
ASSESSED VALUE		130,849
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,127
TOTAL JUST VALUE		258,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4112	NEW CONSTR	7,200	03/05/1992
7796	NEW CONSTR	66,143	01/24/1992
5550	TEMP POLE	0	12/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1127	1/27/2025	WD	U	I	11	100
GRANTOR: WELCH MARLEE BY POA D						
GRANTEE: NOWLIN RAINEY DANIE						
0655/0252	4/21/1992	WD	Q	I		63,000
GRANTOR: YOUNG HOME BUILDERS						
GRANTEE: WELCH MARALEE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FOP=[YR=1993] N8 W20 S8 E20$ W33 S22
FGR=[YR=1993] S21 E21 N8 FOP=[YR=1993] E42 N21 W6 S13 W36 S8$
N13 W21$ E21 S5 E36 N13 E10 N14$.

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	10	16	160.00	SF	21.30	21.30	100	1988	1988	3	20	682	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0810	CONCRETE A	0	100	0	0	451.00	SF	6.50	6.50	100	1992	1992	3	62	1,818	
4	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	1994	1994	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 5,450

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	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 07/30/2025 BY SYS