

LOT 75
IN OR 1420/1302
SUNOWA SPRINGS 1 PB 4/75 & 76

WALDRON PEGGY EST
10246 FORD RD
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0075-0000



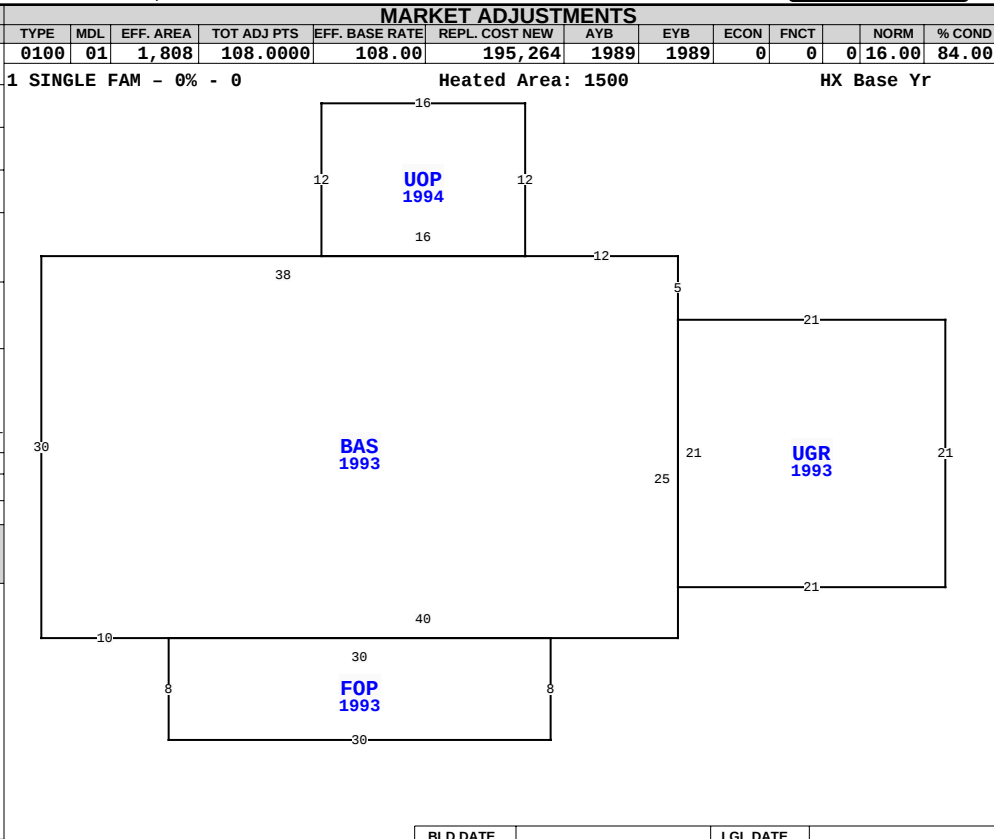
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,500	100	1993	1,500	136,080
FOP	240	30	1993	72	6,532
UGR	441	45	1993	198	17,963
UOP	192	20	1994	38	3,447
TOTALS	2,373			1,808	164,022

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0350	CARPORT WD	0	0	8	12	96.00	SF	13.00	13.00	
2	0811	CONCRETE B	0	0	16	45	720.00	SF	5.20	5.20	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	2.18	AC	



10246 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,022	
TOTAL MARKET OB/XF VALUE		4,624	
TOTAL LAND VALUE - MARKET		76,300	
TOTAL MARKET VALUE		244,946	
SOH/AGL Deduction		11,075	
ASSESSED VALUE		233,871	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,871	
TOTAL JUST VALUE		244,946	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632499	CARPORT	0	06/30/2016
B996289	CARPORT	2,772	01/07/1999
5832	NEW CONSTR	2,500	04/11/1989
2975	H/AC	1,500	04/10/1989
3448	NEW CONSTR	0	03/28/1989
5728	NEW CONSTR	0	02/15/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1302	6/16/2006	QC Q	I	01		165,000
GRANTOR: WALDRON JAMES C & PEG						
GRANTEE: WALDRON PEGGY						
0486/0169	3/01/1986	MS U	V			21,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W21 BAS=[YR=1993] N5 W12 UOP=[YR=1994] N12 W16 S12 E16\$ W38 S30E10 FOP=[YR=1993] S8 E30 N8 W30 \$ E40 N25 \$ S21 E21 N21 \$.											