LOT 78
IN OR 2430/860
ESMT IN OR 696/584

JACKSON SEAN C
10188 FORD RD
BRYCEVILLE, FL 32009

2025

02-1S-24-1990-0078-0000

BUILDING CHARACTERISTICS

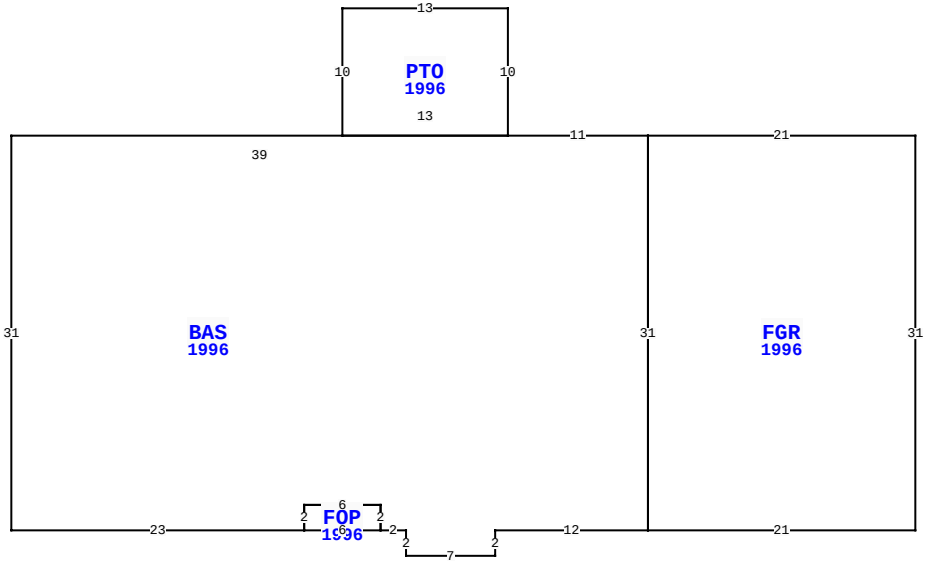
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,552	100	1996	1,552	137,172
FGR	651	55	1996	358	31,641
FOP	12	30	1996	4	353
PTO	130	5	1996	6	530
TOTALS	2,345			1,920	169,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	106.0360	106.04	203,597	1996	1996	0	0	0	16.65	83.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1552 HX Base Yr 2022



10188 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		169,698
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		245,998
SOH/AGL Deduction		49,253
ASSESSED VALUE		196,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,023
TOTAL JUST VALUE		245,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952115	NEW CONSTR	61,789	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2430/0860	1/14/2021	WD	U	I	11	100
GRANTOR: JACKSON CHERI A F/K/A						
GRANTEE: JACKSON SEAN C						
0803/1286	8/19/1997	QC	Q	I	06	100
GRANTOR: LOPEZ ANTONIO M						
GRANTEE: LOPEZ CHERI REDMAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1996] W21 BAS=[YR=1996] W11 PTO=[YR=1996] N10 W13 S10 E13$ W39 S31 E23 FOP=[YR=1996] E6 N2 W6 S2$ N2 E6 S2 E2 S2 E7 N2 E12 N31$ S31 E21 N31$.

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
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