PT OF SE1/4
IN OR 1470/1894
2002 FTWD DW

ROYAL MARTHA
9828 FORD ROAD
BRYCEVILLE, FL 32009

2025

03-1S-24-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

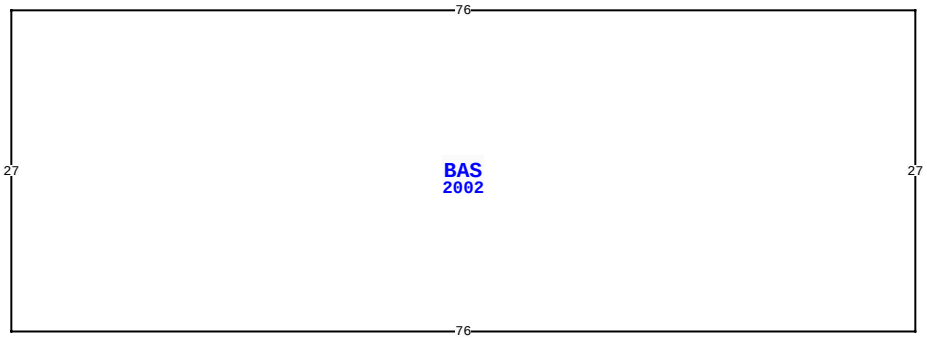
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2002	2,052	137,321
TOTALS	2,052			2,052	137,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	135.7400	115.38	236,760	2002	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 2052 HX Base Yr 1975



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		137,321
TOTAL MARKET OB/XF VALUE		16,718
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		209,539
SOH/AGL Deduction		128,027
ASSESSED VALUE		81,512
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		25,790
TOTAL JUST VALUE		209,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20473	GARAGE	10,000	09/01/2007
MH023854	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1894	1/11/2007	QC	U	I	07	100
GRANTOR: WILSON DAVID B & JAME						
GRANTEE: ROYAL LENERY M & MA						
0171/0212	1/01/1974	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

9828 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	100	18	24	432.00	SF	11.25	11.25	100	1990	1990	3	20	972	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2009	2009	3	52	10,920	
4	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2009	2009	3	89	1,851	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S27 E76 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 16,718

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	3.70	AC		1.00	1.00	0.50	30,000.00	15,000.00	55,500							

REVIEW DATE 05/15/2019 BY TWA Total Acres: 3.70 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 07/30/2025 BY SYS