



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 100

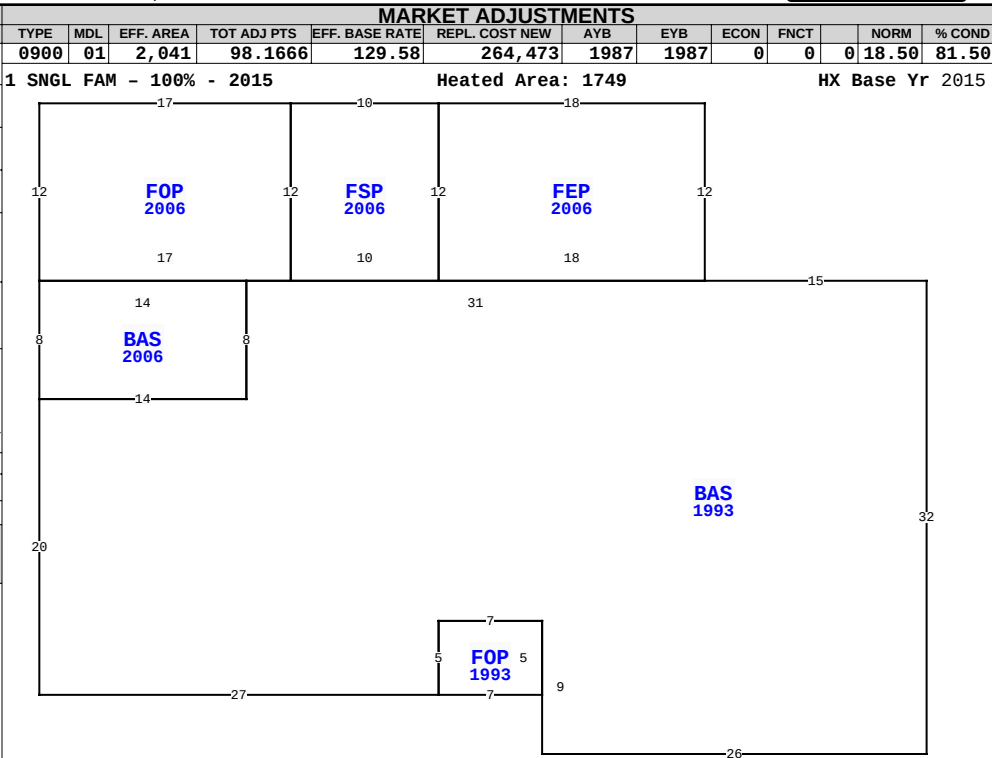
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1993	1,637	172,879
BAS	112	100	2006	112	11,828
FEP	216	80	2006	173	18,270
FOP	35	30	1993	10	1,056
FOP	204	30	2006	61	6,442
FSP	120	40	2006	48	5,069

TOTALS	2,324			2,041	215,545
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	25	22	550.00	SF	5.20	5.20	
2	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	
4	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	4.10	AC	



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

8788 FORD RD, BRYCEVILLE

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	0811	CONCRETE B	0	100	25	22	550.00	SF	5.20	5.20	100	2005	2005	3	84	2,402	
2	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	100	2018	2018	3	84	13,104	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	2017	2017	3	74	3,848	
4	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	2024	2018		84	6,048	

TOTAL OB/XF											
25,402											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		231,769	
TOTAL MARKET OB/XF VALUE		25,402	
TOTAL LAND VALUE - MARKET		123,000	
TOTAL MARKET VALUE		380,171	
SOH/AGL Deduction		182,024	
ASSESSED VALUE		198,147	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		147,425	
TOTAL JUST VALUE		380,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,785	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003186	REPAIR/RRF	15,000	03/10/2023
B17411	SCRN ENCL	32,998	12/01/2006
R07526	REPAIR/RRF	3,000	04/01/2005
Z970747	OTHER	0	03/01/1997
4309	N/A	49,746	08/17/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2545/0233	2/16/2022	QC	U	I	11	100	
GRANTOR: PERERA CARMEL FKA CAR							
GRANTEE: PERERA CARMEL & HUG							
1735/1234	4/21/2011	WD	Q	I	02	194,900	
GRANTOR: LAYNE DAVID E & DIANE							
GRANTEE: SMITH CARMEL A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FEP=[YR=2006] N12 W 18 FSP=[YR=2006] W10 FOP=[YR=2006] W17 S12 BAS=[YR=2006] S8 E14 N8 W14\$ E17 N12 \$ S12 E10 N12\$ S12 E18\$ W31 S8 W14 S20 E27 FOP=[YR=1993] E7 N5 W7 S5\$ N5 E7 S9 E26 N32\$.											

PERERA CARMEL & HUGH
8788 FORD RD
BRYCEVILLE, FL 32009

2025

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