

SEL/4 OF SEL/4
EX IN OR 27/64
EX R/W OR 227/566

FORD TOMMY JACK FAMILY TRUST/FORD TOMMY JACK TRUST
7790 FORD RD
BRYCEVILLE, FL 32009

2025

05-1S-24-0000-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT										CONSTRUCTION										VALUATION SUMMARY																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				VALUATION BY Tax Group: 6 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 361,050 TOTAL MARKET VALUE 12,433 SOH/AGL Deduction 0 ASSESSED VALUE 12,433 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,433 TOTAL JUST VALUE 361,050 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 348,600																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2108/1421</td> <td>3/17/2017</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FORD LYNDA F GRANTEE: TOMMY JACK FORD FAM 2057/0878 7/09/2016 QC U V 11 100 GRANTOR: FORD THOMAS JACK GRANTEE: FORD THOMAS JACK &										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2108/1421	3/17/2017	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2108/1421	3/17/2017	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										FORD RD, BRYCEVILLE BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/09/2025 MLU																							
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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
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	006005	A	PASTURE - GR	0		OR	0.00	0.00	10.90	AC		1.00	1.00	1.00	370.00	370.00	4,033																										
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	750.00	750.00	7,500																										
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	225.00	225.00	900																										
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	24.90	AC		1.00	1.00	1.00	14,500.00	14,500.00	361,050																										
REVIEW DATE 05/09/2025 BY MLU Total Acres: 24.90 Total Land Value: 12,433 Market: 361,050 Agricultural: 12,433 Common: 0 PRINTED 07/30/2025 BY SYS																																											