PT OF LOT 4 (S-1)
IN OR 1940/374
PARKWOOD PB 6/77

HALL RONNIE EUGENE/BOHM CLAUDIA
7781 FORD RD
BRYCEVILLE, FL 32009

2025

08-1S-24-1610-0004-0010

BUILDING CHARACTERISTICS

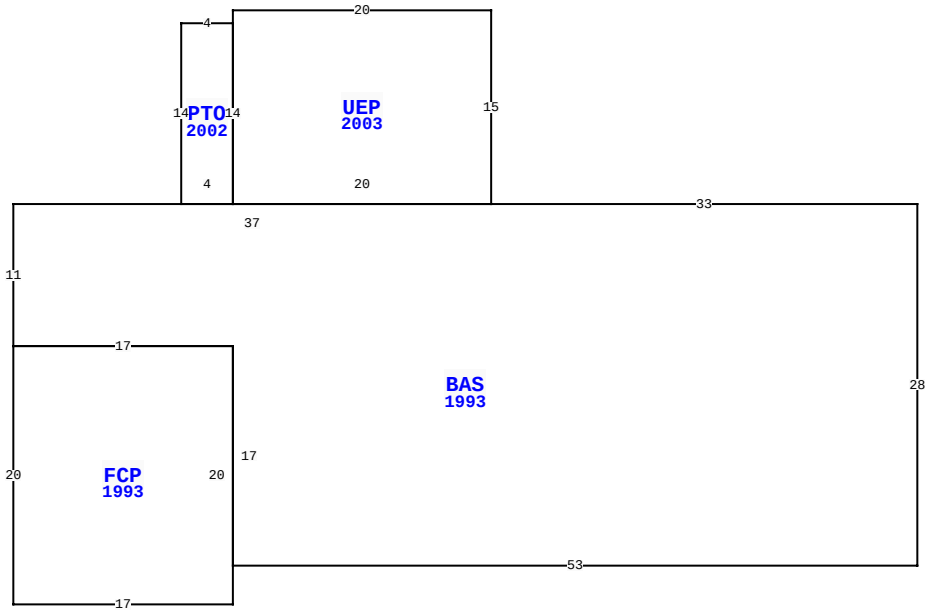
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1993	1,671	128,910
FCP	340	25	1993	85	6,557
PTO	56	5	2002	3	232
UEP	300	60	2003	180	13,886
TOTALS	2,367			1,939	149,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	120.5400	120.54	233,727	1962	1972	0	0	0	36.00	64.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1671 HX Base Yr 2022



7781 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0681	POLE SHED	0	100	25	20	500.00	SF	15.00	15.00	100	1990	1990	3	20	1,500	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,585
TOTAL MARKET OB/XF VALUE		2,305
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		225,390
SOH/AGL Deduction		46,354
ASSESSED VALUE		179,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,314
TOTAL JUST VALUE		225,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010519	REPAIR/RRF	9,936	10/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0374	9/30/2014	SW	U	I	12	92,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BOHM CLAUDIA ET AL						
1940/0372	1/15/2014	WD	U	I	12	100
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 UEP=[YR=2003] N15 W20 S1 PTO=[YR=2002] W4 S14 E4 N14$ S14 E20 $ W37 S11 FCP=[YR=1993] S20 E17 N20 W17$ E17 S17 E53 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,305

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	2.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,500							

REVIEW DATE 02/23/2021 BY TWX Total Acres: 2.10 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS