NE1/4 EX PT OF OR 246 PG 68
PT OR 2286/1626

CC FORD INVESTMENTS LLC
PO BOX 87
CALLAHAN, FL 32011

2025

09-1S-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

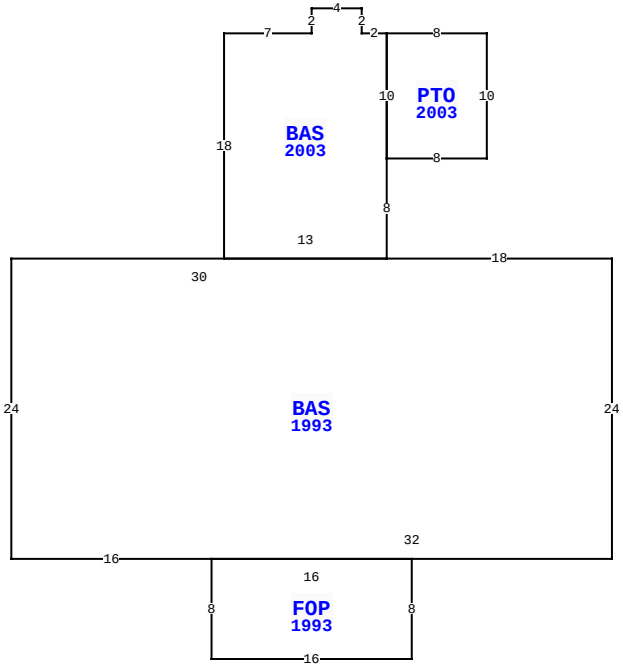
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,152	100	1993	1,152	98,482
BAS	242	100	2003	242	20,688
FOP	128	30	1993	38	3,248
PTO	80	5	2003	4	342
TOTALS	1,602			1,436	122,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	124.8000	124.80	179,213	1978	1981	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 1394 HX Base Yr



10878 CARROLL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	128,515
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	744,270
TOTAL MARKET VALUE	224,090
SOH/AGL Deduction	15,058
ASSESSED VALUE	209,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,032
TOTAL JUST VALUE	874,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	790,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007562	XFOB	7,400	09/01/2000
B941150	ADDITION	9,870	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2286/1626	7/02/2019	WD	Q	I	05	2,859,300
GRANTOR: REV INTER VIVOS TRUST						
GRANTEE: CC FORD INVESTMENTS						
2139/0916	7/12/2017	SW	U	I	11	100
GRANTOR: ALLEN VIOLA						
GRANTEE: REVOCABLE INTER VIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2003] N8 PTO=[YR=2003] E8 N10 W8 S10 $ N10 W2 N2 W4 S2 W7 S18 E13 $ W30 S24 E16 FOP=[YR=1993] S8 E16 N8 W16 $ E32 N24$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	74.14	AC		1.00	1.00	1.00	390.00	390.00	28,915							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	23.00	AC		1.00	1.00	1.00	190.00	190.00	4,370							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	525.00	525.00	15,750							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	127.14	AC		1.00	1.00	1.00	5,500.00	5,500.00	699,270							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 128.14 Total Land Value: 94,035 Market: 699,270 Agricultural: 49,035 Common: 45,000 PRINTED 07/30/2025 BY SYS

NE1/4 EX PT OF OR 246 PG 68
PT OR 2286/1626

CC FORD INVESTMENTS LLC
PO BOX 87
CALLAHAN, FL 32011

2025

09-1S-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

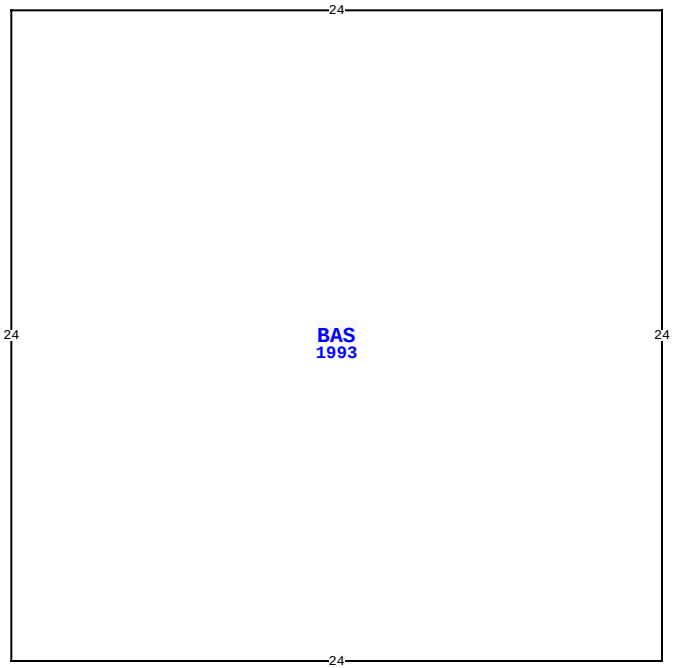
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	1993	576	5,754
TOTALS	576			576	5,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	54.0000	19.98	11,508	1986	1986	0	0	0	50.00	50.00

2 GARAGE RES – 0% - 0 Heated Area: 576 HX Base Yr



10878 CARROLL RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	128,515
TOTAL MARKET OB/XF VALUE	1,540
TOTAL LAND VALUE - MARKET	744,270
TOTAL MARKET VALUE	224,090
SOH/AGL Deduction	15,058
ASSESSED VALUE	209,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,032
TOTAL JUST VALUE	874,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	790,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1626	7/02/2019	WD	Q	I	05	2,859,300
GRANTOR: REV INTER VIVOS TRUST						
GRANTEE: CC FORD INVESTMENTS						
2139/0916	7/12/2017	SW	U	I	11	100
GRANTOR: ALLEN VIOLA						
GRANTEE: REVOCABLE INTER VIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E24 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 128.14 Total Land Value: 94,035 Market: 699,270 Agricultural: 49,035 Common: 45,000 PRINTED 07/30/2025 BY SYS