

LOT 4
IN OR 1717/161
ESMT PT OR 900/1668

TOWERY DONALD G
9063 FORD ROAD
BRYCEVILLE, FL 32009

2025

10-1S-24-021C-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	10	ABOVE AVG 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1. 100	
Units	0 100	
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

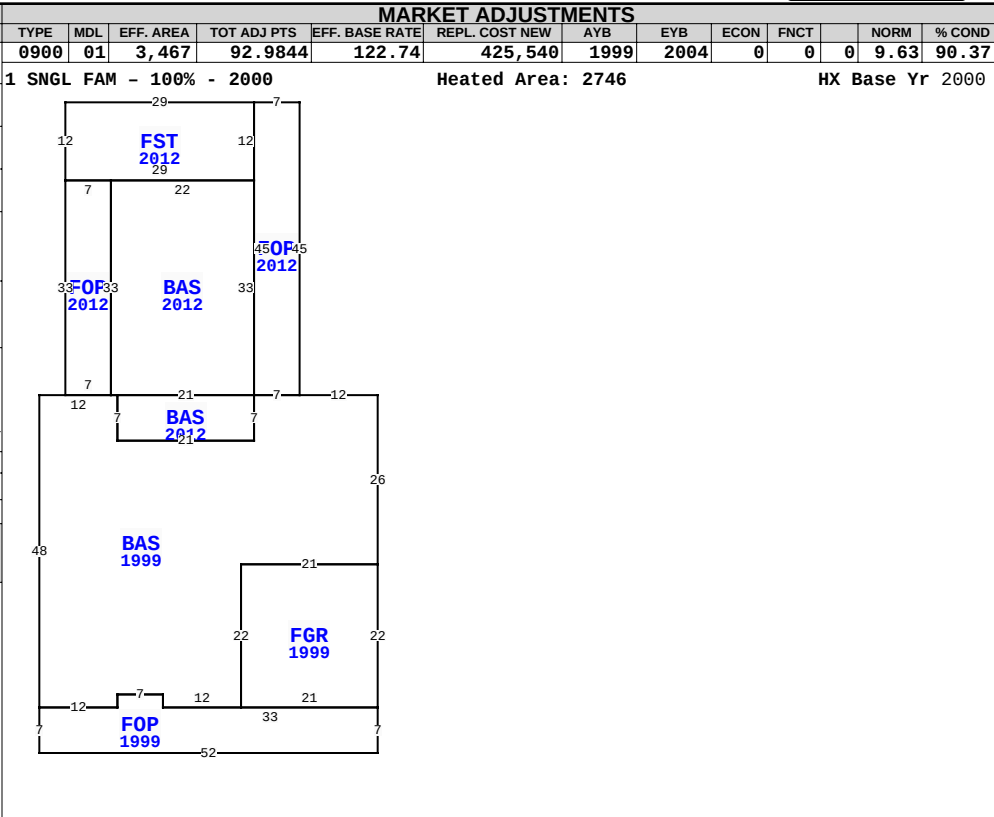
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,873	100	1999	1,873	207,753
BAS	147	100	2012	147	16,305
BAS	726	100	2012	726	80,528
FGR	462	55	1999	254	28,174
FOP	378	30	1999	113	12,534
FOP	231	30	2012	69	7,653
FOP	315	30	2012	94	10,427
FST	348	55	2012	191	21,185

TOTALS	4,480			3,467	384,560
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,648.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00
4	0479	VF PICKET	0	100	0	0	107.00	LF	10.00
5	0300	BOAT DCK W	0	100	0	0	315.00	SF	40.00
6	0855	CONC PAVER	0	100	0	0	711.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	3.52

REVIEW DATE 08/30/2022 BY TWA



9063 FORD RD, BRYCEVILLE	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/09/2025
	INC DATE		AG DATE	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
1	0812	CONCRETE C	0	100	0	0	3,648.00	SF	4.00	4.00	100	1999	1999	3	75	10,944	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1999	1999	3	20	1,200	
4	0479	VF PICKET	0	100	0	0	107.00	LF	10.00	10.00	100	2009	2009	3	74	792	
5	0300	BOAT DCK W	0	100	0	0	315.00	SF	40.00	40.00	100	2010	2010	3	56	7,056	
6	0855	CONC PAVER	0	100	0	0	711.00	SF	10.00	10.00	100	2012	2012	3	92	6,541	

TOTAL OB/XF										29,368							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600

Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		384,560	
TOTAL MARKET OB/XF VALUE		29,368	
TOTAL LAND VALUE - MARKET		105,600	
TOTAL MARKET VALUE		519,528	
SOH/AGL Deduction		252,916	
ASSESSED VALUE		266,612	
TOTAL EXEMPTION VALUE		HX HB WR	55,722
BASE TAXABLE VALUE		210,890	
TOTAL JUST VALUE		519,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		466,904	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17135	H/AC	0	05/01/2012
B25847	ADDITION	107,096	03/01/2012
B996518	XFOB	5,000	10/01/1999
B996014	NEW CONSTR	123,965	01/04/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1717/0161	10/22/2010	QC	U	I	11	100			
GRANTOR:ALBERT LINDA B									
GRANTEE:TOWERY DONALD G & L									
0894/0792	8/06/1999	WD	Q	I		128,900			
GRANTOR:SEDA CONSTRUCTION CO									
GRANTEE:ALBERT LINDA B									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999] W12 FOP=[YR=2012] N45 W7 FST=[YR=2012] W29 S12 FOP=[YR=2012] S33 E7 BAS=[YR=2012] E1 BAS=[YR=2012] S7 E21 N7 W21\$ E21 N33 W22 S33\$ N33 W7\$ E29 N12\$ S45 E7\$ W7 S7 W21 N7 W12 S48 FOP=[YR=1999] S7 E52 N7 FGR=[YR=1999] N22 W21 S22 E21 \$ W33 N2 W7 S2W12 \$ E12 N2 E7 S2 E12 N22 E21N26 \$									

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