LOT 11
CALICO TRAILS PB 6/4-5

SMITCH CODIE/CARTER JAY B
9195 FORD ROAD
BRYCEVILLE, FL 32009

2025

10-1S-24-021C-0011-0000

BUILDING CHARACTERISTICS

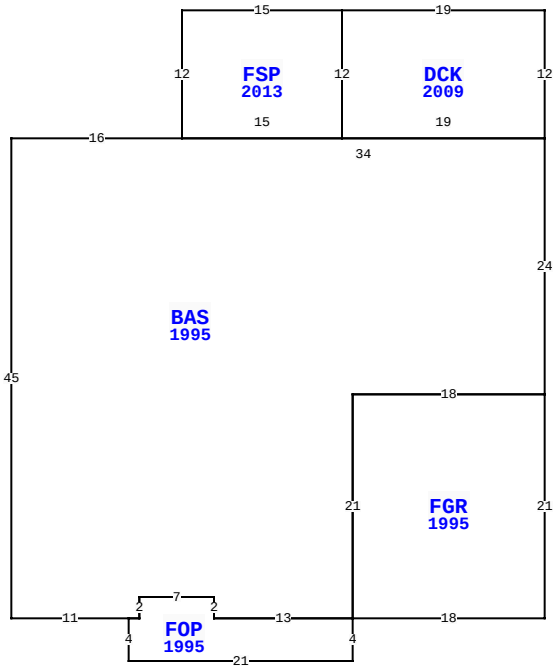
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,858	100	1995	1,858	219,538
DCK	228	10	2009	23	2,717
FGR	378	55	1995	208	24,577
FOP	98	30	1995	29	3,427
FSP	180	40	2013	72	8,507
TOTALS	2,742			2,190	258,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,190	101.4300	133.89	293,219	1995	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2025 Heated Area: 1858 HX Base Yr 2025



9195 FORD RD, BRYCEVILLE

BLD DATE	02/18/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		258,766
TOTAL MARKET OB/XF VALUE		9,322
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		313,088
SOH/AGL Deduction		0
ASSESSED VALUE		313,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,366
TOTAL JUST VALUE		313,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002677	REPAIR/RRF	15,000	03/26/2020
B951943	NEW CONSTR	80,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1351	1/14/2022	WD	Q	I	01	335,000
GRANTOR: SMALLWOOD DAMIEN J &						
GRANTEE: SMITH CODIE & JAY B						
1997/0984	7/08/2015	SW	U	I	18	120,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SMALLWOOD DAMIEN J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2009] W19 FSP=[YR=2013] W15 S12 BAS=[YR=1995] W16 S45 E11 FOP=[YR=1995] S4 E21 N4 FGR=[YR=1995] E18 N21 W18 S21$ W13 N2 W7 S2 W1$ E1 N2 E7 S2E13 N21 E18 N24W34$ E15 N12$ S12 E19 N12$.

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	0810	CONCRETE A	0	100	17	20	340.00	SF	6.50	6.50	100	1995	1995	3	68	1,503	
2	0812	CONCRETE C	0	100	0	0	2,431.00	SF	4.00	4.00	100	1997	1997	3	72	7,001	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1995	1995	3	68	71	
4	0940	SHEDS/PORT	0	100	13	13	169.00	SF	20.10	20.10	100	2005	2005	3	22	747	

LAND DESCRIPTION

TOTAL OB/XF 9,322

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/31/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS