LOT 13
IN OR 992/1069
CALICO TRAILS PB 6/4-5

BURGESS ADRIENNE D
9231 FORD ROAD
BRYCEVILLE, FL 32009

2025

10-1S-24-021C-0013-0000

BUILDING CHARACTERISTICS

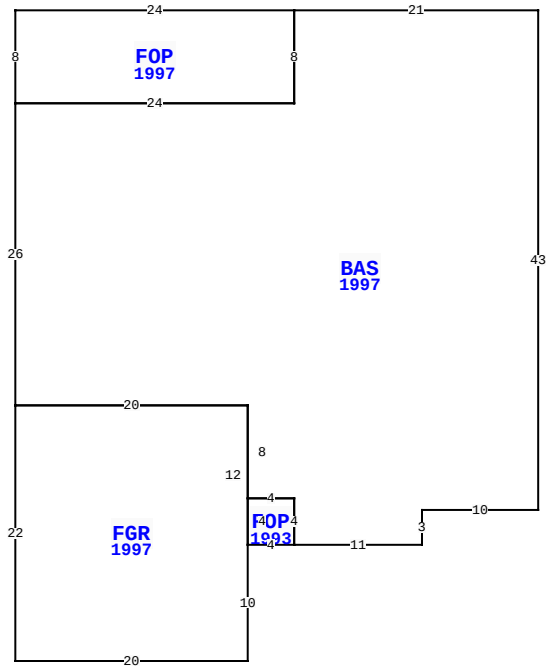
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,592	100	1997	1,592	181,459
FGR	440	55	1997	242	27,584
FOP	16	30	1993	5	570
FOP	192	30	1997	58	6,611
TOTALS	2,240			1,897	216,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,897	97.0200	128.07	242,949	1997	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 1592 HX Base Yr 2003



9231 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,225
TOTAL MARKET OB/XF VALUE		4,263
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		265,488
SOH/AGL Deduction		135,573
ASSESSED VALUE		129,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,193
TOTAL JUST VALUE		265,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004483	REPAIR/RRF	12,136	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/1069	6/18/2001	WD	Q	I		112,000
GRANTOR: ELDRIDGE CHAD E & PAT						
GRANTEE: BURGESS ADRIENNE D						
0814/1791	11/26/1997	WD	Q	I		99,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: ELDRIDGE CHAD & PAT						

EXTRA FEATURES

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	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	72	1,498	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W21 FOP=[YR=1997] W24 S8 E24 N8$ S8 W24 S26
FGR=[YR=1997] S22 E20 N10 FOP=[YR=1993] E4 N4 W4 S4$ N12 W20$
E20 S8 E4 S4 E11 N3 E10 N43$.

LAND DESCRIPTION

TOTAL OB/XF 4,263

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	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 08/30/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS