LOT 25
IN OR 1623/156
CALICO TRAILS PB 6/4-5

FEAGLE BARBARA C & ROLLIE L
9455 FORD ROAD
BRYCEVILLE, FL 32009

2025

10-1S-24-021C-0025-0000

BUILDING CHARACTERISTICS

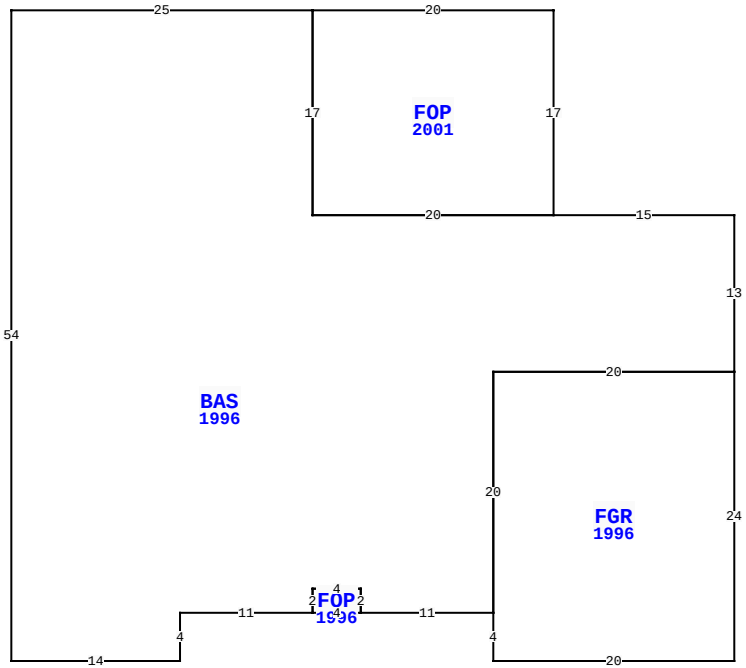
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,053	100	1996	2,053	214,812
FGR	480	55	1996	264	27,623
FOP	8	30	1996	2	209
FOP	340	30	2001	102	10,673
TOTALS	2,881			2,421	253,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	94.2858	124.46	301,318	1996	1996	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 2010 Heated Area: 2053 HX Base Yr 2010



9455 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	16	20	320.00	SF	6.50	6.50	100	1996	1996	3	70	1,456	
3	1242	WD DECK A	0	100	22	6	132.00	SF	10.00	10.00	100	2003	2003	3	20	264	
4	0812	CONCRETE C	0	100	0	0	2,850.00	SF	4.00	4.00	100	2003	2003	3	82	9,348	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	21.30	21.30	100	2008	2008	3	31	1,690	
6	0681	POLE SHED	0	100	16	13	208.00	SF	15.00	15.00	100	2009	2009	3	52	1,622	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		253,318
TOTAL MARKET OB/XF VALUE		17,075
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		315,393
SOH/AGL Deduction		152,173
ASSESSED VALUE		163,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,498
TOTAL JUST VALUE		315,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018310	ADDITION	10,000	05/01/2001
B952349	NEW CONSTR	100,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0156	6/1/2009	WD	Q	I	01	185,000
GRANTOR: ALLEN JAMES E & SHERR						
GRANTEE: FEAGLE BARBARA C &						
0751/1755	2/20/1996	WD	Q	I		105,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLEN JAMES & SHERR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W15 FOP=[YR=2001] N17 W20 S17 E20 $ W20 N17 W25 S54 E14 N4 E11 FOP=[YR=1996] E4 N2 W4 S2 $ N2 E4 S2 E11 FGR=[YR=1996] S4 E20 N24 W20 S20 $ N20 E20 N13 $.

LAND DESCRIPTION

TOTAL OB/XF 17,075

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 05/15/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS