

LOT 34
 ESMT OR 749/1709
 ESMT PT OR 900/1668, OR 2622-954

LEDFOED KAREN
 9625 FORD ROAD
 BRYCEVILLE, FL 32009

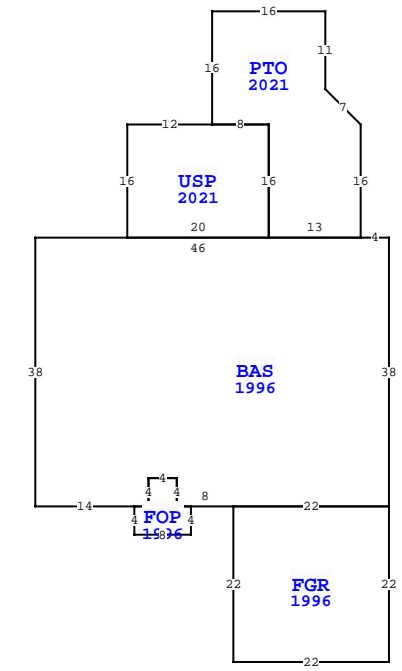
2025

10-1S-24-021C-0034-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,284	94.2858	124.46	284,267	1996	2001	0	0	11.33	88.67

1 SNGL FAM - 100% - 2005 Heated Area: 1884 HX Base Yr 2005



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	1,884	100	1996	1,884	207,916
FGR	484	55	1996	266	29,355
FOP	48	30	1996	14	1,545
PTO	477	5	2021	24	2,649
USP	320	30	2021	96	10,594
TOTALS	3,213			2,284	252,060

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0810	CONCRETE A	0	100	0	343.00	SF	6.50	6.50	100	1996	1996	3	70	1,561	
3	0811	CONCRETE B	0	100	0	1,103.00	SF	5.20	5.20	100	2000	2000	3	77	4,416	
4	0510	GARAGE WD-	0	100	25	550.00	SF	35.00	35.00	100	2008	2008	3	48	9,240	
5	0810	CONCRETE A	0	100	22	242.00	SF	6.50	6.50	100	2008	2008	3	88	1,384	

9625 FORD RD, BRYCEVILLE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/09/2025	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			252,060	
TOTAL MARKET OB/XF VALUE			19,296	
TOTAL LAND VALUE - MARKET			105,600	
TOTAL MARKET VALUE			376,956	
SOH/AGL Deduction			182,086	
ASSESSED VALUE			194,870	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			144,148	
TOTAL JUST VALUE			376,956	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			330,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014516	ADDITION	9,580	10/21/2021
17006527	REPAIR/RRF	12,579	10/19/2017
B21157	METAL CARPORT	8,580	03/01/2008
B9602870	NEW CONSTR	102,000	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/0495	9/23/2020	QC	U	I	11	100
GRANTOR: LEDFORD JOHN						
GRANTEE: LEDFORD KAREN						
2393/0359	9/09/2020	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: LEDFORD KAREN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1996] W4 PTO=[YR=2021] N16 U5 L5 N11 W16 S16 USP=[YR=2021] W12 S16 E20 N16 W8\$ E8 S16 E13\$ W46 S38 E14 FOP=[YR=1996] S4 E8 N4 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E8 FGR=[YR=1996] S22 E22 N22 W22 \$ E22 N38 \$.

LAND DESCRIPTION												TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							