

LOT 3
IN OR 957/1814
CALICO RIDGE PB 6/52

MANN MARK J & DEBRA L
9985 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
BAS	1,839	100
FGR	399	55
FOP	12	30
FOP	300	30
TOTALS	2,550	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,152	95.2560	125.74	270,592	1997	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2001 Heated Area: 1839 HX Base Yr 2001											
TOTALS	2,550		2,152	242,180							

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6			Tax Dist:			
BUILDING MARKET VALUE				242,180		
TOTAL MARKET OB/XF VALUE				22,418		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				309,598		
SOH/AGL Deduction				151,272		
ASSESSED VALUE				158,326		
TOTAL EXEMPTION VALUE			HX HB	50,722		
BASE TAXABLE VALUE				107,604		
TOTAL JUST VALUE				309,598		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				288,931		

TOTALS		2,550				2,152		242,180		9985 FORD RD, BRYCEVILLE					XF DATE				LAND DATE		05/21/2025		MLU	
															INC DATE				AG DATE					
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	0845	KOOL DECK		0	100	0	0	720.00		SF	7.25		7.25		100	1998	1998		3	73	3,811			
3	0861	POOL GUNIT		0	100	0	0	280.00		SF	85.00		85.00		100	1998	1998		3	20	4,760			
4	0810	CONCRETE A		0	100	23	4	92.00		SF	6.50		6.50		100	1999	1999		3	75	449			
5	0510	GARAGE WD-		0	100	25	20	500.00		SF	35.00		35.00		100	2013	2013		3	68	11,900			
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