

LOT 9
IN OR 2140/1112
CALICO RIDGE PB 6/52

PERRY PAUL D & DAWN MARIE
10101 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,350	100	1997	1,350	157,959
FGR	462	55	1997	254	29,719
FOP	40	30	1997	12	1,404
FUS	1,274	100	1997	1,274	149,066
PTO	160	5	1997	8	936
TOTALS	3,286			2,898	339,086

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0	2.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	5,530	
2	0810	CONCRETE A	0	0	16	20	320.00	SF	6.50	6.50	100	1997	1997	3	72	1,498	
3	0812	CONCRETE C	0	0	0	0	2,800.00	SF	4.00	4.00	100	1998	1998	3	73	8,176	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,898	99.3204	131.10	379,928	1997	2002	0	0	0	10.75	89.25
1 SNGL FAM - 0% - 0												
Heated Area: 2624 HX Base Yr												
10101 FORD RD, BRYCEVILLE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU												

TOTAL OB/XF												
15,204												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		339,086	
TOTAL MARKET OB/XF VALUE		15,204	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		399,290	
SOH/AGL Deduction		3,957	
ASSESSED VALUE		395,333	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		395,333	
TOTAL JUST VALUE		399,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001444	REPAIR/RRF	9,864	02/23/2017
B973766	NEW CONSTR	135,700	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/1112	8/11/2017	WD	Q	I	01	255,000
GRANTOR: VAN DER LINDE ANDREW						
GRANTEE: PERRY PAUL D & DAWN						
1963/1711	2/13/2015	WD	Q	I	02	225,000
GRANTOR: RING JEFFERSON MCKINL						
GRANTEE: VAN DER LINDE ANDRE						

BUILDING NOTES		
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BUILDING DIMENSIONS		
PTO=[YR=1997] W20 S8 BAS=[YR=1997] W20 N2 W5 S2 W11 S31 E12 FOP=[YR=1997] S4 E10 N4 W10 \$ E22 FGR=[YR=1997] S3 E22 N21 W22 S18 \$ N18 E22 N13 W20 \$ E20 N8 \$ PTR= E15 FUS=[YR=1997] E34 S9 E22 S10 W22 S12 W34 N31\$ W15 \$.		