LOT 17
IN OR 962/1348
F/K/A PAR 1-3 (11-1S-24)

GIBSON TIMOTHY E & CATHY J
10351 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

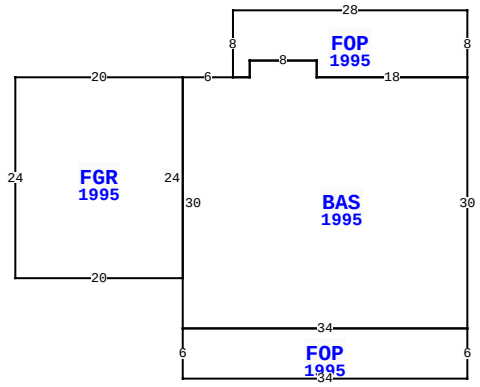
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD 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	

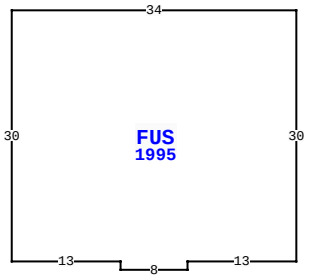
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1995	1,036	111,953
FGR	480	55	1995	264	28,528
FOP	204	30	1995	61	6,592
FOP	208	30	1995	62	6,700
FUS	1,028	100	1995	1,028	111,088
TOTALS	2,956			2,451	264,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	95.4720	126.02	308,875	1995	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2001 Heated Area: 2064 HX Base Yr 2001





VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,860
TOTAL MARKET OB/XF VALUE		26,646
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		336,506
SOH/AGL Deduction		163,112
ASSESSED VALUE		173,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,672
TOTAL JUST VALUE		336,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010816	NEW SHINGLES	11,000	08/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0962/1348	12/19/2000	WD	Q	I		152,900

GRANTOR: SEDA CONSTRUCTION CO

GRANTEE: GIBSON TIMOTHY E &

10351 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	2.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	5,320	
2	0810	CONCRETE A	0	100	19	21	399.00	SF	6.50	6.50	100	1995	1995	3	68	1,764	
3	0812	CONCRETE C	0	100	0	0	4,985.00	SF	4.00	4.00	100	2002	2002	3	80	15,952	
4	0472	VF 2 RAIL	0	100	0	0	376.00	LF	15.00	15.00	100	2005	2005	3	64	3,610	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W28 S8 BAS=[YR=1995] W6 FGR=[YR=1995] W20 S24 E20 N24$ S30 FOP=[YR=1995] S6 E34 N6 W34$ E34 N30 W18 N2 W8 S2 W2$ E2 N2 E8 S2 E18 N8$ PTR=E20 FUS=[YR=1995] E34 S30 W13 S1 W8 N1 W13 N30$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 26,646

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 01/14/2021 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS