LOT 18
F/K/A PAR 1-2 (11-1S-24)
CALICO RIDGE PB 6/52

HODGES RUTH ANN & MATTHEW JAMES
10339 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0018-0000

BUILDING CHARACTERISTICS

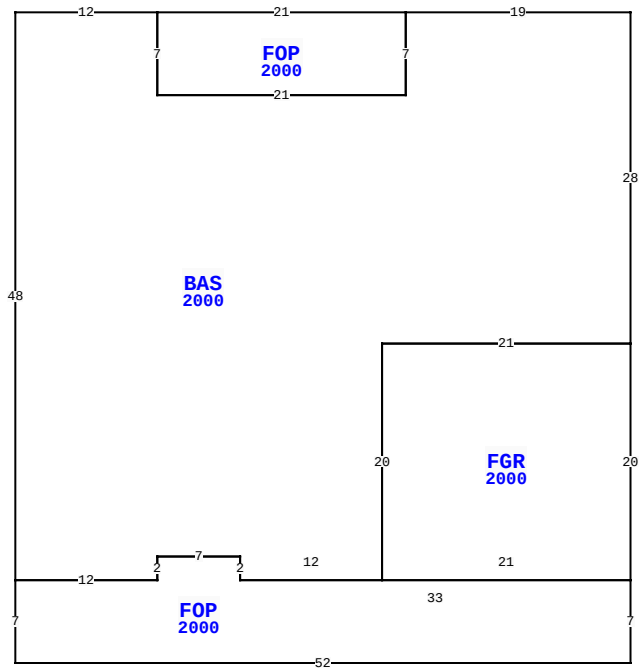
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,915	100	2000	1,915	218,919
FGR	420	55	2000	231	26,407
FOP	147	30	2000	44	5,030
FOP	378	30	2000	113	12,918
TOTALS	2,860			2,303	263,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,303	95.4324	125.97	290,109	2000	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2025 Heated Area: 1915 HX Base Yr 2025



10339 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,078
TOTAL MARKET OB/XF VALUE		2,707
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		386,485
SOH/AGL Deduction		128,157
ASSESSED VALUE		258,328
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,606
TOTAL JUST VALUE		386,485
NCON VALUE		12,804
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006826	REPAIR/RRF	11,987	07/03/2018
B996483	NEW CONSTR	136,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/121	4/22/2024	WD	Q	I	02	455,000
GRANTOR: ADAMS CHRISTINE KNIGH						
GRANTEE: HODGES RUTH ANN & M						
1493/0310	4/18/2007	WD	Q	I		279,000
GRANTOR: MALONE JAMES L & FRAN						
GRANTEE: ADAMS CHRISTINE KNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 FOP=[YR=2000] W21 S7 E21 N7$ S7 W21 N7 W12 S48 FOP=[YR=2000] S7 E52 N7 FGR=[YR=2000] N20 W21 S20 E21$ W33 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N20 E21 N28$.

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	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2000	2000	3	77	2,707	

LAND DESCRIPTION

TOTAL OB/XF 2,707

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	3.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,700							

REVIEW DATE 03/20/2025 BY WWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

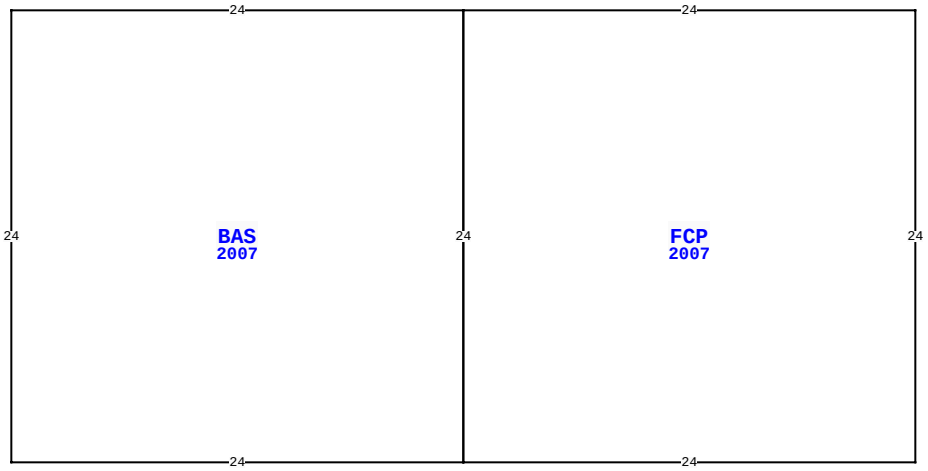
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	576	100	2007	576	10,243
FCP	576	25	2007	144	2,561
TOTALS	1,152			720	12,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2007	2007	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2025 Heated Area: 576 HX Base Yr 2025



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GRANTEE: HODGES RUTH ANN & M						
1493/0310	4/18/2007	WD	Q	I		279,000
GRANTOR: MALONE JAMES L & FRAN						
GRANTEE: ADAMS CHRISTINE KNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=50,16] E24 S24 W24 N24 $
FCP=[YR=2007;ORIG=74,16] E24 S24 W24 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/20/2025 BY WWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS