LOT 19
IN OR 1789/625
F/K/A PARCEL 1-4 (11-1S-24)

FOURAKER THOMAS E & AMANDA L
10363 FORD RD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0019-0000

BUILDING CHARACTERISTICS

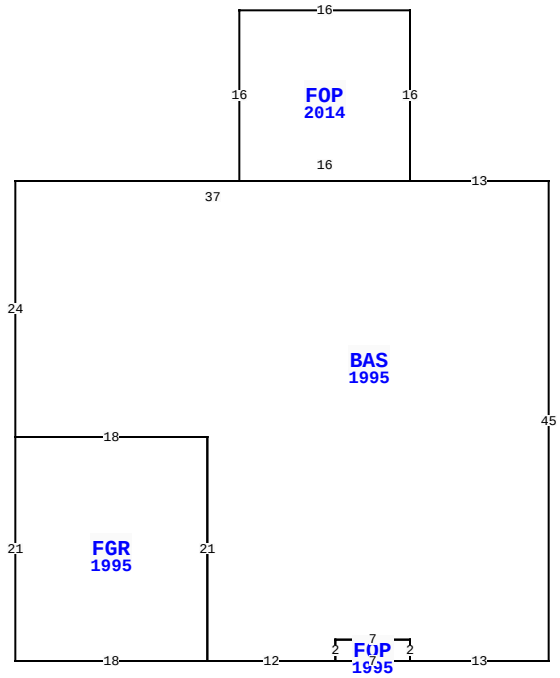
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,858	100	1995	1,858	211,165
FGR	378	55	1995	208	23,639
FOP	14	30	1995	4	455
FOP	256	30	2014	77	8,751
TOTALS	2,506			2,147	244,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,147	97.2846	128.42	275,718	1995	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2011 Heated Area: 1858 HX Base Yr 2011



10363 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	0810	CONCRETE A	0	100	17	20	340.00	SF	6.50	6.50	100	1995	1995	3	68	1,503	
2	0350	CARPORT WD	0	100	32	26	832.00	SF	9.36	9.36	100	2017	2017	3	74	5,763	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		244,010
TOTAL MARKET OB/XF VALUE		7,266
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		296,276
SOH/AGL Deduction		149,105
ASSESSED VALUE		147,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,449
TOTAL JUST VALUE		296,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1789/0625	4/09/2012	QC	U	I	11	100
GRANTOR: FOURAKER THOMAS E & A						
GRANTEE: FOURAKER THOMAS E &						
1667/0618	2/23/2010	WD	U	I	12	136,200
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FOURAKER THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W13 FOP=[YR=2014] N16 W16 S16 E16$ W37 S24 FGR=[YR=1995] S21 E18 N21 W18$ E18 S21 E12 FOP=[YR=1995] E7 N2 W7 S2$ N2 E7 S2 E13 N45$.

LAND DESCRIPTION

TOTAL OB/XF 7,266

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 05/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS