LOT 20
IN OR 969/442
CALICO RIDGE PB 6/52

BURNS BRUCE A & CHRISTINE M
10381 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021R-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

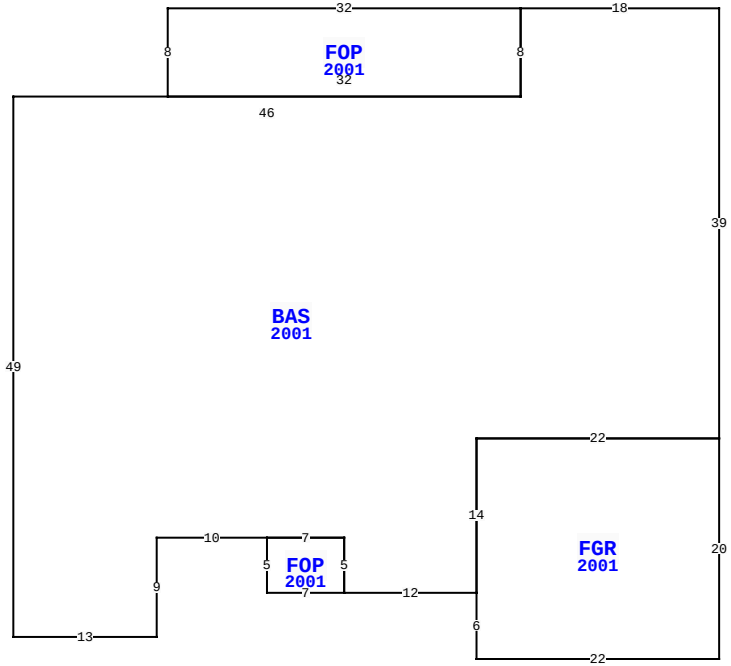
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,683	100	2001	2,683	269,108
FGR	440	55	2001	242	24,273
FOP	35	30	2001	10	1,003
FOP	256	30	2001	77	7,723
TOTALS	3,414			3,012	302,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,012	91.8252	121.21	365,085	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 2683 HX Base Yr 2002



10381 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,108
TOTAL MARKET OB/XF VALUE		7,868
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		417,676
SOH/AGL Deduction		220,093
ASSESSED VALUE		197,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,861
TOTAL JUST VALUE		417,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514623	REPAIR/RRF	0	09/30/2015
B007620	NEW CONSTR	114,415	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0969/0442	2/02/2001	WD	Q	I		180,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BURNS BRUCE & CHRIS						
0947/1370	8/31/2000	WD	U	V	19	30,000
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FOP=[YR=2001] W32 S8 E32 N8 $ S8 W46 S49 E13 N9 E10 FOP=[YR=2001] S5 E7 N5 W7 $ E7 S5 E12
FGR=[YR=2001] S6 E22 N20 W22 S14 $ N14 E22 N39 $.

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	0	0	395.00	SF	6.50	6.50	100	2001	2001	3	79	2,028	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	0525	GAZEBO	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	29	2,900	

LAND DESCRIPTION

TOTAL OB/XF 7,868

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 03/06/2020 BY TWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS