LOT 1
IN OR 2205/1454
CALICO RUN PB 6/112-113

PROK JENNIFER A
10471 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

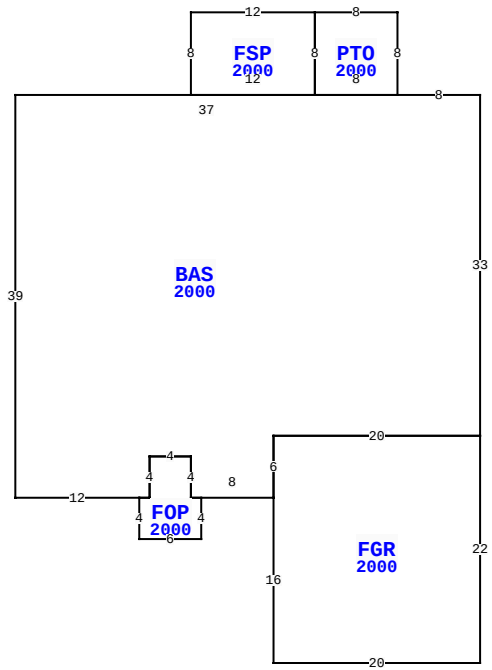
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,619	100	2000	1,619	174,813
FGR	440	55	2000	242	26,130
FOP	40	30	2000	12	1,295
FSP	96	40	2000	38	4,103
PTO	64	5	2000	3	324
TOTALS	2,259			1,914	206,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	94.0212	124.11	237,547	2000	2000	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2007 Heated Area: 1619 HX Base Yr 2007



10471 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,666
TOTAL MARKET OB/XF VALUE		14,678
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		266,344
SOH/AGL Deduction		131,717
ASSESSED VALUE		134,627
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,905
TOTAL JUST VALUE		266,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020293	XFOB	6,728	09/01/2002
B007188	NEW CONSTR	100,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1454	6/16/2018	QC	U	I	11	100
GRANTOR: PROK JOHN M						
GRANTEE: PROK JENNIFER						
1400/1786	4/03/2006	WD	Q	I		220,000
GRANTOR: HARRIS STEPHEN F & KE						
GRANTEE: PROK JOHN M & JENNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W8 PTO=[YR=2000] N8 W8 FSP=[YR=2000] W12 S8 E12 N8$ S8 E8$ W37 S39 E12 FOP=[YR=2000] S4 E6 N4 W1 N4 W4 S4 W1$ E1 N4 E4 S4 E8 FGR=[YR=2000] S16 E20 N22 W20 S6$ N6 E20 N33$.

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	2000	2000	3	77	1,977	
2	0812	CONCRETE C	0	100	0	0	3,100.00	SF	4.00	4.00	100	2001	2001	3	79	9,796	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 14,678

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