LOT 4
CALICO RUN PB 6/112-113

SHANK KIMBERLY L
10543 FORD RD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0004-0000

BUILDING CHARACTERISTICS

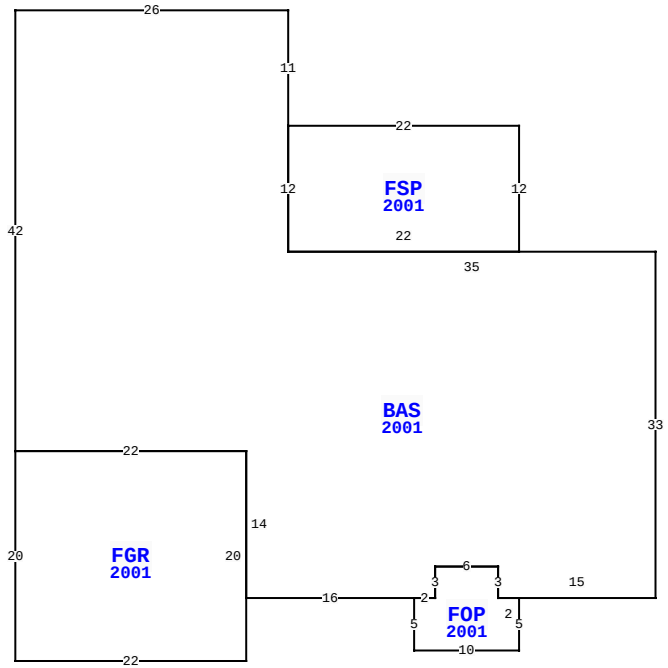
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,285	100	2001	2,285	251,009
FGR	440	55	2001	242	26,584
FOP	68	30	2001	20	2,197
FSP	264	40	2001	106	11,645
TOTALS	3,057			2,653	291,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	100.5696	132.75	352,186	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2022 Heated Area: 2285 HX Base Yr 2022



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

10543 FORD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		291,434
TOTAL MARKET OB/XF VALUE		20,610
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		419,744
SOH/AGL Deduction		51,175
ASSESSED VALUE		368,569
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,847
TOTAL JUST VALUE		419,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015153	SHINGLES	18,704	11/02/2021
B018505	NEW CONSTR	103,556	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2507/1795	10/19/2021	WD	Q	I	01	370,000
GRANTOR: DAUGHTRY BRANDON						
GRANTEE: SHANK KIMBERLY L						
2154/0172	10/24/2017	WD	Q	I	01	267,000
GRANTOR: THORNTON WAYNE & BOBB						
GRANTEE: DAUGHTRY BRANDON						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W22 BAS=[YR=2001] N11 W26 S42 FGR=[YR=2001] S20 E22 N20 W22$ E22 S14 E16 FOP=[YR=2001] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E15 N33 W35 N12$ S12 E22 N12$.

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	455.00	SF	6.50	6.50	100	2001	2001	3	79	2,336	
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	0812	CONCRETE C	0	100	0	0	3,300.00	SF	4.00	4.00	100	2003	2003	3	82	10,824	
4	0855	CONC PAVER	0	100	0	0	550.00	SF	10.00	10.00	100	2003	2003	3	82	4,510	

LAND DESCRIPTION

TOTAL OB/XF 20,610

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 03/09/2022 BY TWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS