LOT 6
IN OR 992/1142
CALICO RUN PB 6/112-113

BRACEWELL ROBERT D/TAYLOR MARY ANNE
10577 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0006-0000

BUILDING CHARACTERISTICS

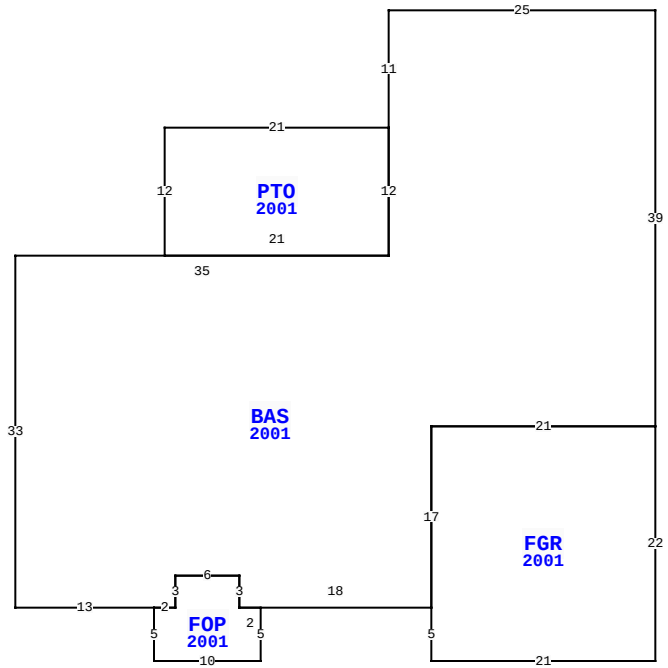
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,180	100	2001	2,180	232,046
FGR	462	55	2001	254	27,036
FOP	68	30	2001	20	2,129
PTO	252	5	2001	13	1,384
TOTALS	2,962			2,467	262,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,467	92.1024	121.58	299,938	2001	2001	0	0	0	12.45	87.55

1 SNGL FAM – 100% - 2002 Heated Area: 2180 HX Base Yr 2002



10577 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		262,596
TOTAL MARKET OB/XF VALUE		18,196
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		388,492
SOH/AGL Deduction		201,091
ASSESSED VALUE		187,401
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,679
TOTAL JUST VALUE		388,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008382	REPAIR/RRF	16,900	05/31/2022
B1632296	XFOB	55,598	05/31/2016
B1429697	XFOB	55,598	12/01/2014
M014902	H/AC	0	03/01/2001
E017715	NEW CONSTR	0	02/01/2001
P014506	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/1142	6/18/2001	WD	Q	I		154,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRACEWELL ROBERT &						
0967/0360	1/18/2001	WD	U	V	19	20,500
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 S11 PTO=[YR=2001] W21 S12 E21 N12$ S12 W35 S33 E13 FOP=[YR=2001] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E18 FGR=[YR=2001] S5 E21 N22 W21 S17$ N17 E21 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	3,641.00	SF	4.00	4.00	100	2001	2001	3	79	11,506	
3	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	75	3,750	

LAND DESCRIPTION

TOTAL OB/XF 18,196

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 05/05/2020 BY TWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS