LOT 7
IN OR 1262/1581
CALICO RUN PB 6/112-113

CREWS BENJAMIN L/ROWE RHONDA F
10671 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0007-0000

BUILDING CHARACTERISTICS

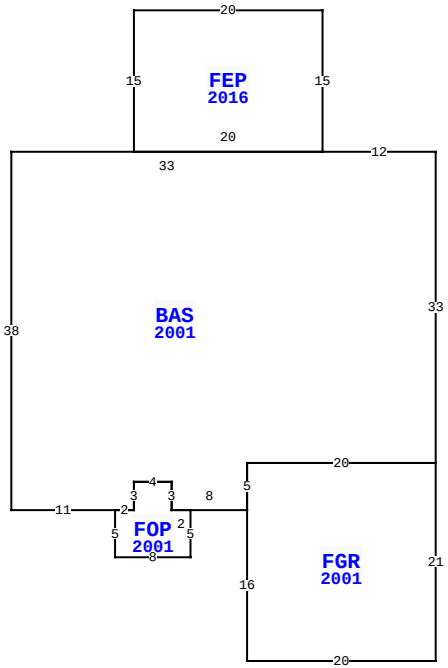
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,598	100	2001	1,598	182,965
FEP	300	80	2016	240	27,479
FGR	420	55	2001	231	26,448
FOP	52	30	2001	16	1,832
TOTALS	2,370			2,085	238,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,085	94.9032	125.27	261,188	2001	2006	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2005 Heated Area: 1598 HX Base Yr 2005



10671 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		238,726
TOTAL MARKET OB/XF VALUE		13,270
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		296,996
SOH/AGL Deduction		142,477
ASSESSED VALUE		154,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,797
TOTAL JUST VALUE		296,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002671	REPAIR/RRF	15,507	03/25/2020
B24492	XFOB	9,651	03/01/2011
B0108141	NEW CONSTR	100,000	04/01/2001
E017947	TEMP POLE	0	04/01/2001
P014632	NEW CONSTR	0	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1581	9/30/2004	WD	Q	I	05	136,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: CREWS BENJAMIN L &						
1219/1113	4/01/2004	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 FEP=[YR=2016] N15 W20 S15 E20$ W33 S38 E11
FOP=[YR=2001] S5 E8 N5 W2 N3 W4 S3 W2$ E2 N3 E4 S3 E8
FGR=[YR=2001] S16 E20 N21 W20 S5$ N5 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	2001	2001	3	79	2,028	
2	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	100	2011	2011	3	91	1,987	
3	0820	WOOD WALK	0	100	0	0	336.00	SF	11.75	11.75	100	2012	2012	3	40	1,579	
4	0351	CARPORT MT	0	100	50	14	700.00	SF	10.00	10.00	100	2016	2016	3	70	4,900	
5	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2016	2016	3	95	1,976	
6	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2012	2012	3	50	800	

LAND DESCRIPTION

TOTAL OB/XF 13,270

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 03/05/2021 BY TWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS