LOT 10
IN OR 2163/1472
CALICO RUN PB 6/112-113

WESTBROOK WILLIAM & TIFFANY A
10743 FORD ROAD
BRYCEVILLE, FL 32009

**2025**

**11-1S-24-021U-0010-0000**

## BUILDING CHARACTERISTICS

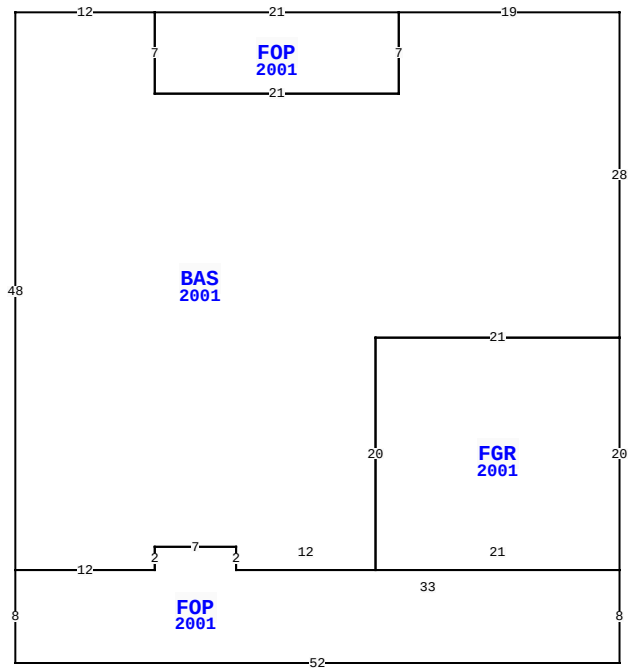
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,915 | 100 | 2001 | 1,915 | 230,926 |
| FGR | 420 | 55 | 2001 | 231 | 27,855 |
| FOP | 147 | 30 | 2001 | 44 | 5,306 |
| FOP | 430 | 30 | 2001 | 129 | 15,556 |
| TOTALS | 2,912 | | | 2,319 | 279,643 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,319 | 99.8424 | 131.79 | 305,621 | 2001 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 1915 HX Base Yr 2018




10743 FORD RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,095 |
| TOTAL MARKET OB/XF VALUE | | 30,807 |
| TOTAL LAND VALUE - MARKET | | 107,700 |
| TOTAL MARKET VALUE | | 432,602 |
| SOH/AGL Deduction | | 205,345 |
| ASSESSED VALUE | | 227,257 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 176,535 |
| TOTAL JUST VALUE | | 432,602 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002356 | REPAIR/RRF | 15,275 | 03/17/2020 |
| B1631959 | SWIM POOL | 12,000 | 03/31/2016 |
| E1630852 | ELEC OTHER | 0 | 03/31/2016 |
| B0311425 | ADDITION | 3,500 | 01/03/2003 |
| E014990 | H/AC | 0 | 04/01/2001 |
| B0108081 | NEW CONSTR | 100,000 | 03/01/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2163/1472 | 12/06/2017 | WD | Q | I | 02 | 246,500 |
| GRANTOR: MALONE ANNA ELAINE | | | | | | |
| GRANTEE: WESTBROOK WILLIAM & | | | | | | |
| 2116/0600 | 3/11/2017 | QC | U | I | 11 | 100 |
| GRANTOR: MALONE BRYNE M | | | | | | |
| GRANTEE: MALONE ANNA E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2001] W19 FOP=[YR=2001] W21 S7 E21 N7$ S7 W21 N7 W12 S48 FOP=[YR=2001] S8 E52 N8 FGR=[YR=2001] N20 W21 S20 E21$ W33 N2 W7 S2 W12$ E12 N2 E7 S2 E12 N20 E21 N28$.

## 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 | 20 | 16 | 320.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 1,643 | |
| 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 | 0810 | CONCRETE A | 0 | 100 | 21 | 12 | 252.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 1,343 | |
| 4 | 0479 | VF PICKET | 0 | 100 | 33 | 8 | 264.00 | LF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 72 | 1,901 | |
| 5 | 0681 | POOL SHED | 0 | 100 | 30 | 13 | 390.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 48 | 2,808 | |
| 6 | 0866 | POOL FIBER | 0 | 100 | 0 | 0 | 260.00 | SF | 72.00 | 72.00 | 100 | 2016 | 2016 | 3 | 70 | 13,104 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 744.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 95 | 7,068 | |

## LAND DESCRIPTION

TOTAL OB/XF 30,807

| 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 03/05/2021 BY TWX Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS

LOT 10
IN OR 2163/1472
CALICO RUN PB 6/112-113

**WESTBROOK WILLIAM & TIFFANY A**
10743 FORD ROAD
BRYCEVILLE, FL 32009

**2025**

**11-1S-24-021U-0010-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

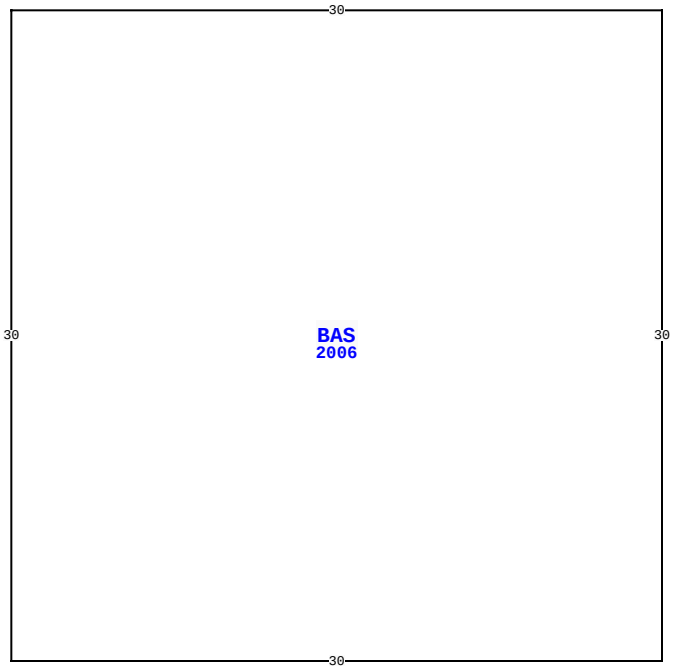
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 900 | 100 | 2006 | 900 | 14,452 |
| TOTALS | 900 | | | 900 | 14,452 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 900 | 58.6500 | 21.70 | 19,530 | 2006 | 2006 | 0 | 0 | 0 | 26.00 | 74.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 900 HX Base Yr 2018




10743 FORD RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 294,095 |
| TOTAL MARKET OB/XF VALUE | | 30,807 |
| TOTAL LAND VALUE - MARKET | | 107,700 |
| TOTAL MARKET VALUE | | 432,602 |
| SOH/AGL Deduction | | 205,345 |
| ASSESSED VALUE | | 227,257 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 176,535 |
| TOTAL JUST VALUE | | 432,602 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E017892 | TEMP POLE | 0 | 03/01/2001 |
| P014603 | NEW CONSTR | 0 | 03/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2163/1472 | 12/06/2017 | WD | Q | I | 02 | 246,500 |
| GRANTOR: MALONE ANNA ELAINE | | | | | | |
| GRANTEE: WESTBROOK WILLIAM & | | | | | | |
| 2116/0600 | 3/11/2017 | QC | U | I | 11 | 100 |
| GRANTOR: MALONE BRYNE M | | | | | | |
| GRANTEE: MALONE ANNA E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W30S30E30N30$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 03/05/2021 BY TWX Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS