

LOT 11
IN OR 2200/315
CALICO RUN PB 6/112-113

DUNEMANN CHASE W & STEPHANIE E
10761 FORD RD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0011-0000



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
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

MAR NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8003.00
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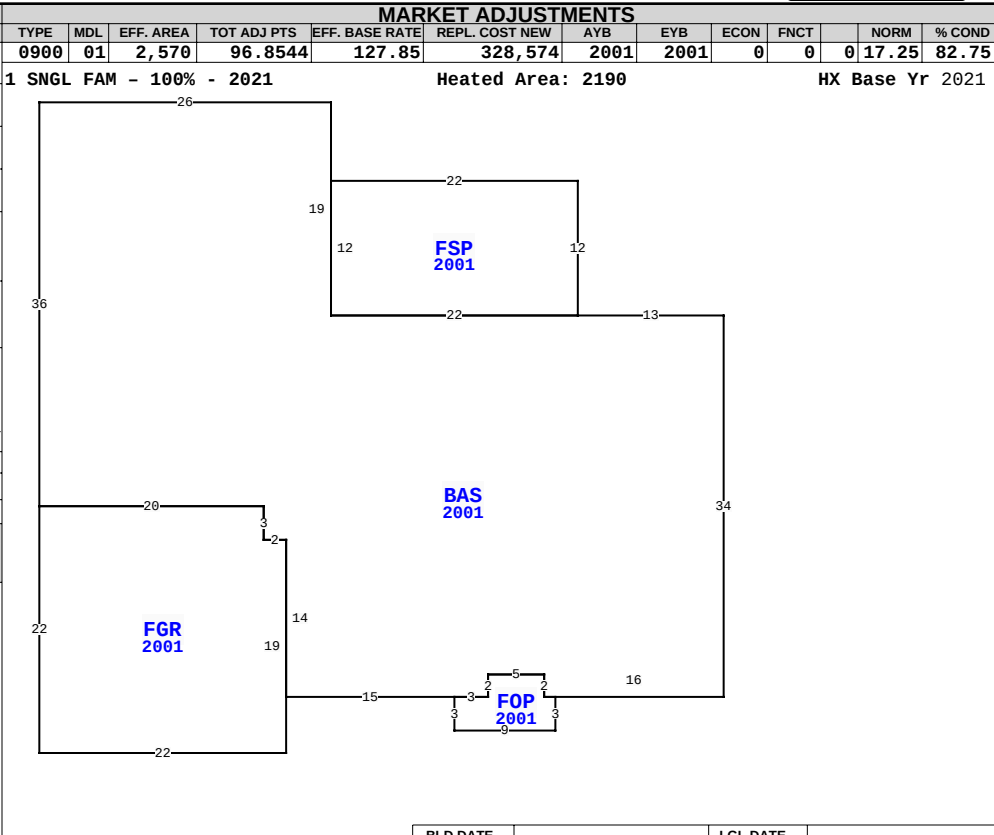
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2001	2,190	231,693
FGR	478	55	2001	263	27,825
FOP	37	30	2001	11	1,163
FSP	264	40	2001	106	11,214
TOTALS	2,969			2,570	271,895

EXTRA FEATURES		
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L N	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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	79	1,643	
3	0855	CONC PAVER	0	100	0	0	1,348.00	SF	10.00	10.00	100	2001	2001	3	79	10,649	
4	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	2002	2002	3	80	1,685	
5	0810	CONCRETE A	0	100	0	0	188.00	SF	6.50	6.50	100	2004	2004	3	83	1,014	
6	0681	POLE SHED	0	100	40	24	960.00	SF	15.00	15.00	100	2021	2021	3	93	13,392	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

REVIEW DATE 02/21/2025 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS



10761 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			284,917	
TOTAL MARKET OB/XF VALUE			31,323	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			361,240	
SOH/AGL Deduction			87,977	
ASSESSED VALUE			273,263	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			222,541	
TOTAL JUST VALUE			361,240	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			339,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009254	PRIVATE PROVIDER	14,404	08/08/2024
21010469	ROOF SHINGLES	21,000	08/10/2021
21000514	24X40 POLE BARN	46,368	01/19/2021
B029358	NEW CONSTR	29,700	02/01/2002
R023905	REPAIR/RRF	2,000	02/01/2002
B007810	NEW CONSTR	100,000	12/01/2000

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BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2001] W13 FSP=[YR=2001] N12 W22 S12 E22\$ W22 N19 W26 S36 FGR=[YR=2001] S22 E22 N19 W2 N3 W20\$ E20 S3 E2 S14 E15 FOP=[YR=2001] S3 E9 N3 W1 N2 W5 S2 W3\$ E3 N2 E5 S2 E16 N34\$.			

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,080	100
	2020	1,080
		13,022
TOTALS	1,080	1,080 13,022

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,080	50.1380	18.55	20,034	2002	2002	0	0	0	35.00	65.00
2 GARAGE RES - 100% - 2021						Heated Area: 1080			HX Base Yr 2021			
30 36 30 36 BAS 2020												
				BLD DATE						LGL DATE		