LOT 13
CALICO RUN PB 6/112-113

GERMANN THOMAS R
10723 FORD ROAD
BRYCEVILLE, FL 32009

**2025**

**11-1S-24-021U-0013-0000**

## BUILDING CHARACTERISTICS

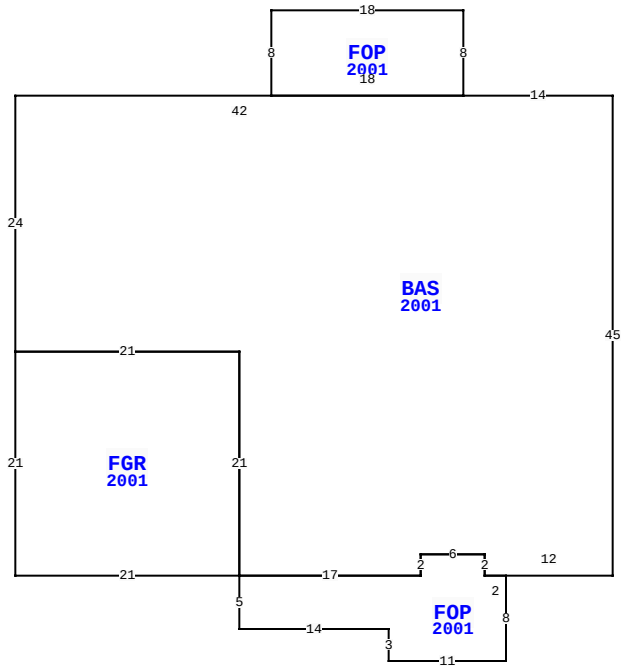
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 2,067 | 100 | 2001 | 2,067 | 236,298 |
| FGR | 441 | 55 | 2001 | 243 | 27,780 |
| FOP | 144 | 30 | 2001 | 43 | 4,916 |
| FOP | 170 | 30 | 2001 | 51 | 5,830 |
| TOTALS | 2,822 | | | 2,404 | 274,824 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,404 | 95.6970 | 126.32 | 303,673 | 2001 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2002 Heated Area: 2067 HX Base Yr 2002




10793 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 | | 274,824 |
| TOTAL MARKET OB/XF VALUE | | 23,060 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 360,884 |
| SOH/AGL Deduction | | 176,079 |
| ASSESSED VALUE | | 184,805 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 134,083 |
| TOTAL JUST VALUE | | 360,884 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,411 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22011118 | REPAIR/RRF | 7,699 | 08/17/2022 |
| 22011117 | REPAIR/RRF | 25,204 | 07/20/2022 |
| B018301 | NEW CONSTR | 100,000 | 05/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2365/1182 | 5/26/2020 | QC | U | I | 11 | 100 |
| GRANTOR: GERMANN THOMAS R & AM | | | | | | |
| GRANTEE: GERMANN THOMAS R | | | | | | |
| 1735/1661 | 4/22/2011 | WD | U | I | 11 | 100 |
| GRANTOR: GERMANN THOMAS R | | | | | | |
| GRANTEE: GERMANN THOMAS R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] N8 W18 S8 E18$ W42 S24
FGR=[YR=2001] S21 E21 FOP=[YR=2001] S5 E14 S3 E11 N8 W2 N2 W6 S2 W17$ N21 W21$ E21 S21 E17 N2 E6 S2 E12 N45$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,638.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 8,442 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 32 | 28 | 896.00 | SF | 35.00 | 35.00 | 100 | 2004 | 2004 | 3 | 32 | 10,035 | |

## LAND DESCRIPTION

TOTAL OB/XF 23,060

| 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 | 1.40 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 63,000 | | | | | | | |

REVIEW DATE 10/19/2022 BY WWX Total Acres: 1.40 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS