

LOT 14
IN OR 1223/1804
CALICO RUN PB 6/112-113

EDDY RALPH E
10815 FORD RD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	1,960	100	2000	1,960	226,465
FGR	462	55	2000	254	29,348
FOP	46	30	2000	14	1,617
FSP	225	40	2004	90	10,399
TOTALS	2,693			2,318	267,829

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	425.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,760.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.17

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,318	98.0784	129.46	300,088	2000	2005	0	0	10.75	89.25	
1 SNGL FAM - 100% - 2005 Heated Area: 1960 HX Base Yr 2005												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/21/2025 MLU												

TOTAL OB/XF												
10,594												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		267,829	
TOTAL MARKET OB/XF VALUE		10,594	
TOTAL LAND VALUE - MARKET		52,650	
TOTAL MARKET VALUE		331,073	
SOH/AGL Deduction		172,503	
ASSESSED VALUE		158,570	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		107,848	
TOTAL JUST VALUE		331,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006051	REPAIR/RRF	18,460	06/07/2019
B24388	REPAIR/RRF	940	02/01/2011
B0413550	XFOB	0	01/07/2004
B0412764	XFOB	13,200	01/05/2004
B006839	NEW CONSTR	131,000	03/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1223/1804	4/19/2004	WD	Q	I	
					SALE PRICE
					153,000
GRANTOR: REVELS JEFFREY A & NI					
GRANTEE: EDDY RALPH E & DEBR					
0935/0259	6/05/2000	WD	Q	I	
					128,400
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: REVELS JEFFREY & NI					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W16 N2 W6 S2 W2 FSP=[YR=2004] N15 W15 S15 E15 \$ W32 S41 E17 N4 FOP=[YR=2000] E8 N2 W2 N5 W6 S7 \$ N7 E6 S5 E12 FGR=[YR=2000] S18 E21 N22 W21 S4 \$ N4 E21 N31 \$.									