LOT 16
IN OR 992/1173
CALICO RUN PB 6/112-113

STEWART SHARON D
10861 FORD ROAD
BRYCEVILLE, FL 32009

2025

11-1S-24-021U-0016-0000

BUILDING CHARACTERISTICS

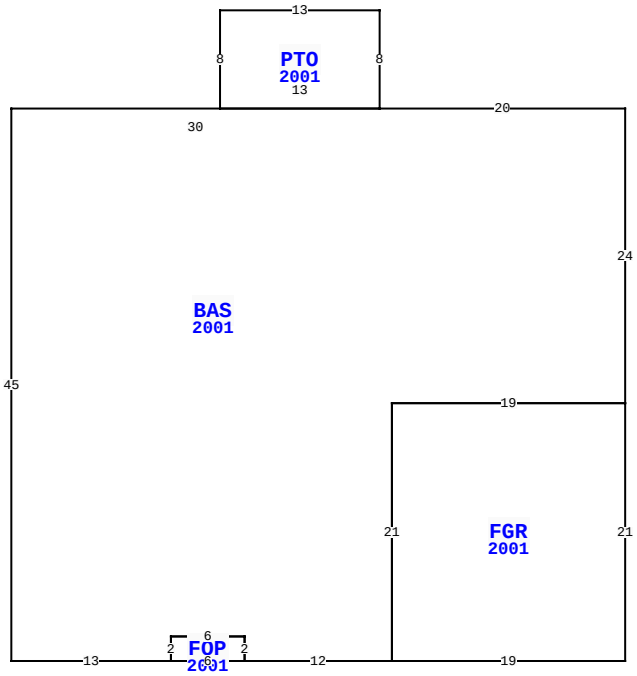
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,839	100	2001	1,839	197,939
FGR	399	55	2001	219	23,572
FOP	12	30	2001	4	431
PTO	104	5	2001	5	538
TOTALS	2,354			2,067	222,479

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,067	93.1392	122.94	254,117	2001	2001	0	0	0	12.45	87.55

1 SNGL FAM – 100% - 2002 Heated Area: 1839 HX Base Yr 2002



10861 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		222,479
TOTAL MARKET OB/XF VALUE		4,583
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		291,412
SOH/AGL Deduction		150,620
ASSESSED VALUE		140,792
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		35,070
TOTAL JUST VALUE		291,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014912	H/AC	0	03/01/2001
B0107951	NEW CONSTR	100,000	02/01/2001
P014541	NEW CONSTR	0	02/01/2001
E017770	NEW CONSTR	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/1173	6/18/2001	WD	Q	I		126,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STEWART ROBERT L &						
0967/0352	1/18/2001	WD	U	V	19	14,700
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 PTO=[YR=2001] N8 W13 S8 E13$ W30 S45 E13
FOP=[YR=2001] E6 N2 W6 S2$ N2 E6 S2 E12 FGR=[YR=2001] E19
N21 W19 S21$ N21 E19 N24$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,583

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	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS