

IN OR 2771/762 AS TO PAR B
ESMT OR 541/968
EX R/W OR 618/999

KREDELL MICHAEL C & KATHY L REVOCABLE TRUST/KREDEL
10148 FORD ROAD
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0001-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	65,000
USP	200	50	1993	100	9,028
TOTALS	920			820	74,027

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100
2	0681	POLE SHED	0	0	10	46	460.00	SF	15.00	15.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	41.47	AC	
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.47	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	02	820	86.6000	120.37	98,703	1975	1975	0	0	0	25.00	75.00	
1 SNGL FAM 0% - 0 Heated Area: 720 HX Base Yr													
BAS 1993 USP 1993													
11772 THORNHILL PL, BRYCEVILLE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU 01/31/2025 KBA													

TOTAL OB/XF													
17,580													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0511	GARAGE CB-	0	0	30	50	1,500.00	SF	40.00	40.00	100	1978	1978
2	0681	POLE SHED	0	0	10	46	460.00	SF	15.00	15.00	100	1985	1985

TOTAL OB/XF													
17,580													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	2.00	AC		1.00	1.00
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	41.47	AC		1.00	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	41.47	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		95,795	
TOTAL MARKET OB/XF VALUE		17,580	
TOTAL LAND VALUE - MARKET		478,170	
TOTAL MARKET VALUE		157,354	
SOH/AGL Deduction		63,433	
ASSESSED VALUE		93,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		93,921	
TOTAL JUST VALUE		591,545	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7450	MH MOVE-ON	2,498	08/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2771/762	2/25/2025	QC U	I	I	11	100	
GRANTOR: KREDELL MICHAEL & KAT							
GRANTEE: KREDELL MICHAEL C &							
0609/0201	10/05/1990	WD U	I	I	09	90,000	
GRANTOR: GRIFFIN BETH							
GRANTEE: KREDELL MICHAEL C							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S12 E32 USP=[YR=1993] S10 E20 N10 W20\$ E28 N12\$.													

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