IN OR 2771 PG 759
EX R/W IN OR 624/507

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

2026

02-1S-24-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

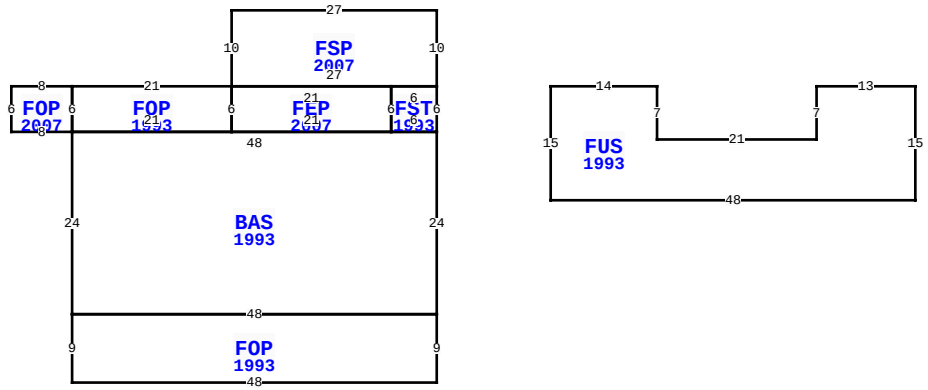
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,152	100	1993	1,152	92,765
FEP	126	80	2007	101	8,133
FOP	126	30	1993	38	3,060
FOP	432	30	1993	130	10,469
FOP	48	30	2007	14	1,128
FSP	270	40	2007	108	8,697
FST	36	55	1993	20	1,611
FUS	573	100	1993	573	46,141
TOTALS	2,763			2,136	172,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	109.7600	115.25	246,174	1981	1981	0	0	0	30.13	69.87

1 SINGLE FAM 100% - 0 Heated Area: 1725 HX Base Yr 1995



10148 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,481
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		254,981
SOH/AGL Deduction		91,437
ASSESSED VALUE		163,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,133
TOTAL JUST VALUE		254,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007957	30X30 GARAGE	59,832	06/21/2023
B17691	ADDITION	24,240	05/01/2006
R09254	REPAIR/RRF	1,100	05/01/2006
7220	ADDITION	16,700	05/30/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/759	2/25/2025	QC	U	I	11	100
GRANTOR: KREDELL MICHAEL C & K						
GRANTEE: KREDELL MICHAEL C &						
0697/0767	1/31/1994	WD	Q	I		74,000
GRANTOR: WHITE WILLIAM & KATHY						
GRANTEE: KREDELL MICHAEL & K						

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	1981	1981	3	44	1,540	
4	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1994	1994	3	20	960	

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] N10 W27 S10 E27$ FST=[YR=1993] W6 FEP=[YR=2007] W21 FOP=[YR=1993] W21 FOP=[YR=2007] W8S6E8N6$ S6 BAS=[YR=1993] S24 FOP=[YR=1993] S9 E48 N9 W48$ E48 N24 W48$ E21 N6$ S6 E21 N6$ S6 E6 N6$ PTR=E15 FUS=[YR=1993] E14 S7 E21 N7 E13 S15 W48 N15$W15$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS

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EX R/W IN OR 624/507

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10148 FORD RD
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

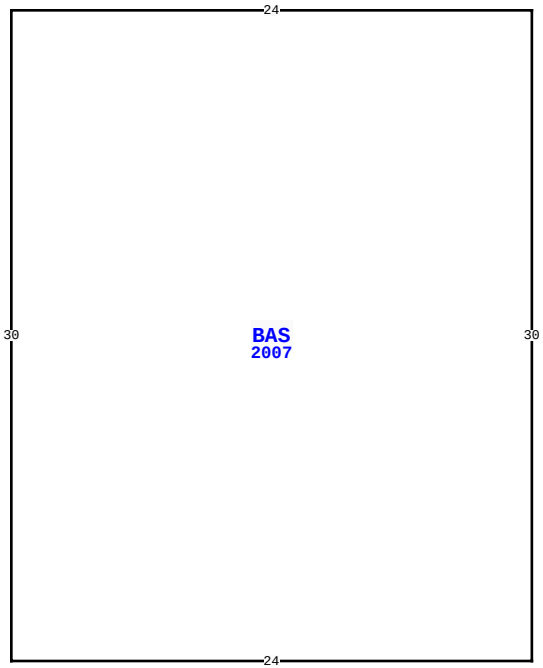
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2007	720	19,117
TOTALS	720			720	19,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	92.0000	35.88	25,834	2007	2007	0	0	0	26.00	74.00

2 GARAGE RES 100% - 0 Heated Area: 720 HX Base Yr 1995



10148 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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SOH/AGL Deduction		91,437
ASSESSED VALUE		163,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,133
TOTAL JUST VALUE		254,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/759	2/25/2025	QC	U	I	11	100
GRANTOR: KREDELL MICHAEL C & K						
GRANTEE: KREDELL MICHAEL C &						
0697/0767	1/31/1994	WD	Q	I		74,000
GRANTOR: WHITE WILLIAM & KATHY						
GRANTEE: KREDELL MICHAEL & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

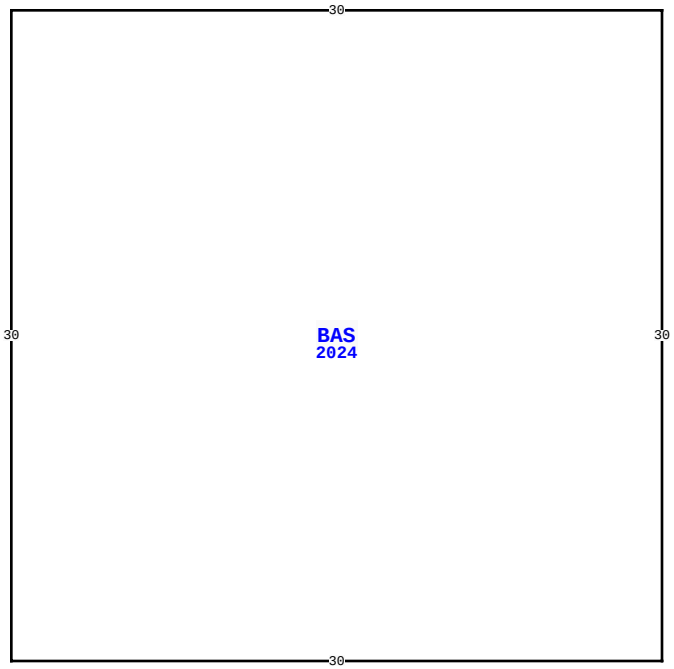
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	900	100	2024	900	21,362
TOTALS	900			900	21,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	24.22	21,798	2023	2023	0	0	0	2.00	98.00

3 GARAGE RES 100% - 2024 Heated Area: 900 HX Base Yr 1995



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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: KREDELL MICHAEL C &						
0697/0767	1/31/1994	WD	Q	I		74,000
GRANTOR: WHITE WILLIAM & KATHY						
GRANTEE: KREDELL MICHAEL & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/19/2023 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS