PT W1/2 OF SW1/4 OF SW1/4 OF
SEC 2-1S-24E IN OR 1421/1918
BEING PARCEL "2"

WILSON TRUST/WILSON NANCY W TRUSTEE
9980 FORD ROAD
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

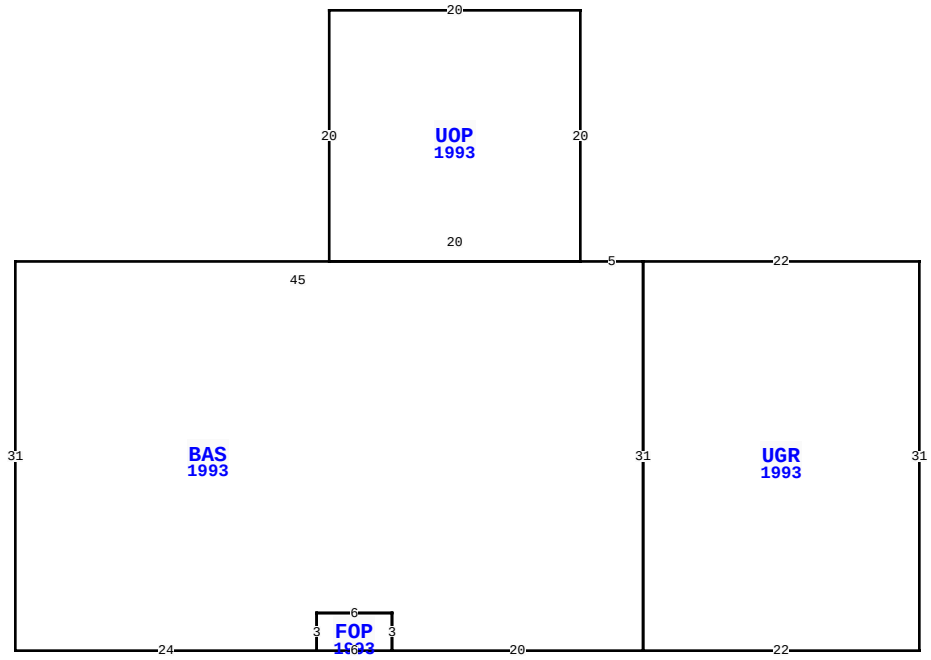
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,532	100	1993	1,532	125,124
FOP	18	30	1993	5	408
UGR	682	45	1993	307	25,074
UOP	400	20	1993	80	6,534
TOTALS	2,632			1,924	157,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,924	122.5000	128.62	247,465	1972	1972	0	0	0	36.50	63.50

1 SINGLE FAM 100% - 0 Heated Area: 1532 HX Base Yr



9980 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		157,140
TOTAL MARKET OB/XF VALUE		4,486
TOTAL LAND VALUE - MARKET		87,380
TOTAL MARKET VALUE		249,006
SOH/AGL Deduction		131,139
ASSESSED VALUE		117,867
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		61,456
TOTAL JUST VALUE		249,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5967	CHNGE SRVC	0	06/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/1918	5/18/2006	WD	Q	I	01	100
GRANTOR: WILSON DAVID BARTON &						
GRANTEE: WILSON TRUST						
0088/0136	1/01/1968	TA	U	V		1,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W5 UOP=[YR=1993] N20 W20 S20 E20 $ W45 S31 E24 FOP=[YR=1993] E6 N3 W6 S3 $ N3 E6 S3 E20 N31 $ S31 E22 N31 $.

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	1972	1972	3	30.8	1,078	
2	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00	35.00	100	1977	1977	3	20	2,688	
4	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	2007	2007	3	40	720	

LAND DESCRIPTION

TOTAL OB/XF 4,486

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	34,000.00	34,000.00	34,000							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.57	AC		1.00	1.00	1.00	34,000.00	34,000.00	53,380							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.57 Total Land Value: 87,380 Market: 0 Agricultural: 0 Common: 87,380 PRINTED 07/09/2026 BY SYS