

ARPEN CLAUDE TRUST AGMT/ARPEN CLAUDE TRUSTEE
10054 FORD ROAD
BRYCEVILLE, FL 32009

02-1S-24-0000-0003-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

04

PLYWOOD 50

Interior Wall

05

DRYWALL 50

Interior Floo

14

CARPET 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 Stories

02

WOOD FRAME 100

Units

1.

1. 100

BUD8 Adjustme

06

DIST 1D 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

1,779

100

1993

1,779

161,975

FGR

538

55

1993

296

26,951

UOP

168

20

1993

34

3,095

TOTALS

2,485

2,109

192,021

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

2

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1980

1980

3

42

1,470

3

1242

WD DECK A

0 100

20

18

360.00

SF

10.00

10.00

100

1995

1995

3

20

720

LAND DESCRIPTION

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

1

000100

C

RES

100

0006

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

19,000.00

19,000.00

19,000

2

000100

C

RES

100

OR

9.48

AC

1.00

1.00

1.00

19,000.00

19,000.00

180,120

REVIEW DATE

12/15/2023

BY

KBA

Total Acres:

10.48

Total Land Value:

199,120

Market:

0

Agricultural:

0

Common:

199,120

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,109

127.2383

133.60

281,762

1978

0

0

31.85

68.15

1 SINGLE FAM

100% - 0

Heated Area: 1779

HX Base Yr

BAS

1993

FGR

1993

UOP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/08/2026

MLU

10054 FORD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 1 of 2

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

214,512

TOTAL MARKET OB/XF VALUE

2,190

TOTAL LAND VALUE - MARKET

199,120

TOTAL MARKET VALUE

415,822

SOH/AGL Deduction

86,683

ASSESSED VALUE

329,139

TOTAL EXEMPTION VALUE

56,411

HX HB WR

BASE TAXABLE VALUE

272,728

TOTAL JUST VALUE

415,822

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

416,473

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B27840

ADDITION

0

10/01/2013

E1326831

REMODEL

0

10/01/2013

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q I

V I

RSN CD

SALE PRICE

0844/1924

8/14/1998

QC Q

I

06

100

GRANTOR: ARPEN CLAUDE & PAULA

GRANTEE: ARPEN CLAUDE & PAUL

0135/0324

1/01/1972

TA Q V

4,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 N2 W8 N17 W18 S50 E15 UOP=[YR=1993] S4 E28 N4 FGR=[YR=1993] E22 N31 W6 S9 W16 S22 \$ N2 W28 S2 \$ N2 E28 N20 E16 N9\$.

PARCEL 3 &
PT OF E1/2 OF SW1/4 OF SW1/4
IN OR 844/1924 & OR 844/1921

ARPEN CLAUDE TRUST AGMT/ARPEN CLAUDE TRUSTEE
10054 FORD ROAD
BRYCEVILLE, FL 32009

2026

02-1S-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	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	0	0 100
Units		0 100
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	700	100
FCP	250	25
		2013
		62
		20,661
		1,830
TOTALS	950	762
		22,491

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	762	88.0000	34.32	26,152	2013	2013	0	0	0 14.00	86.00
2 GARAGE RES 100% - 0 Heated Area: 700 HX Base Yr											
25 BAS 2013 28 25 FCP 2013 10 28 10											

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