



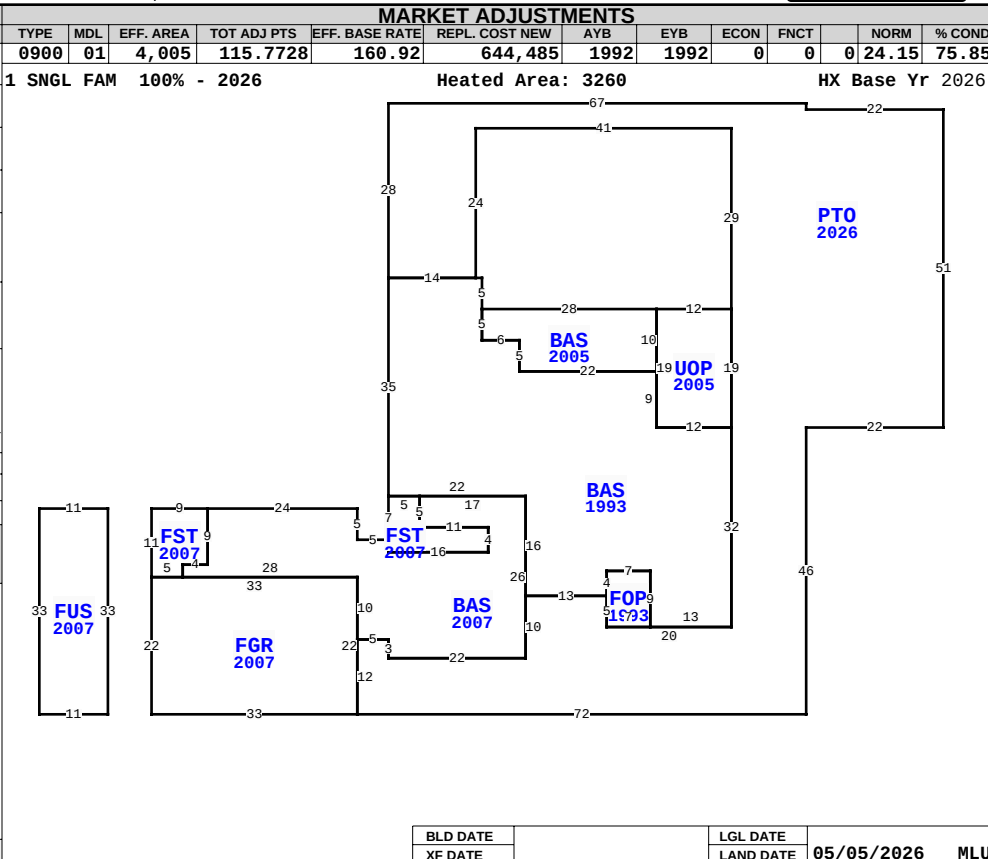
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.2	1.2 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8011.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1993	1,812	221,169
BAS	250	100	2005	250	30,514
BAS	835	100	2007	835	101,918
FGR	726	55	2007	399	48,701
FOP	63	30	1993	19	2,319
FST	89	55	2007	49	5,981
FST	91	55	2007	50	6,103
FUS	363	100	2007	363	44,307
PTO	3,639	5	2026	182	22,214
UOP	228	20	2005	46	5,614
TOTALS	8,096			4,005	488,842

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
6	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	4.36



10382 FORD RD, BRYCEVILLE	BLD DATE	LGL DATE	05/05/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
44,880									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			500,223
TOTAL MARKET OB/XF VALUE			44,880
TOTAL LAND VALUE - MARKET			132,980
TOTAL MARKET VALUE			678,083
SOH/AGL Deduction			0
ASSESSED VALUE			678,083
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			621,672
TOTAL JUST VALUE			678,083
NCON VALUE			23,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			637,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006668	REPAIR/RRF	26,850	04/28/2022
M12850	MECH OTHER	0	04/01/2007
B19170	ADDITION	65,500	12/01/2006
B15083	SWIM POOL	42,000	01/01/2005
7789	NEW CONSTR	106,384	01/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2812/1723	8/25/2025	WD	Q	I	01
GRANTOR: NELSON MICHAEL D & ME					
GRANTEE: GREENWALD CHERYL					
2015/0913	11/24/2015	WD	Q	I	01
GRANTOR: HENDERSON CHRISTOPHER					
GRANTEE: NELSON MICHAEL D &					

BUILDING NOTES									
BAS=[YR=1993;ORIG=-40,0] N5 W1 W14 S35 E22 S16 E13 N4 E7 S9 E13 N32 W12 N9 W22 N5 W6 N5 \$									
BAS=[YR=2007;ORIG=-55,37] W5 N5 W24 S9 W4 S2 E28 S10 E5 S3 E22 N26 W17 S5 E11 S4 W16 N2 \$									
FGR=[YR=2007;ORIG=-93,43] S22 E33 N22 W33 \$									
FUS=[YR=2007;ORIG=-111,32] E11 S33 W11 N33 \$									
BAS=[YR=2005;ORIG=-12,0] W28 S5 E6 S5 E22 N10 \$									
UOP=[YR=2005;ORIG=0,0] W12 S19 E12 N19 \$									
FST=[YR=2007;ORIG=-84,32] W9 S11 E5 N2 E4 N9 \$									
FST=[YR=2007;ORIG=-55,30] S7 S2 E16 N4 W11 N5 W5 \$									
FOP=[YR=1993;ORIG=-20,46] S5 E7 N9 W7 S4 \$									
PTO=[YR=2026;ORIG=0,51] W20 N5 W13 S10 W22 N3 W5 S12 E72 N46									

REVIEW DATE 03/20/2026 BY WWA Total Acres: 4.36 Total Land Value: 132,980 Market: 0 Agricultural: 0 Common: 132,980 PRINTED 07/09/2026 BY SYS