PT OF SE1/4 OF SW1/4 SEC 4-1S-24
IN OR 2802/743
UTIL ESMT IN OR 2476/140 & OR 24

PARKER ROYCE CHANDLER JR
8278 FORD RD
BRYCEVILLE, FL 32009

2026

04-1S-24-0000-0007-0010

BUILDING CHARACTERISTICS

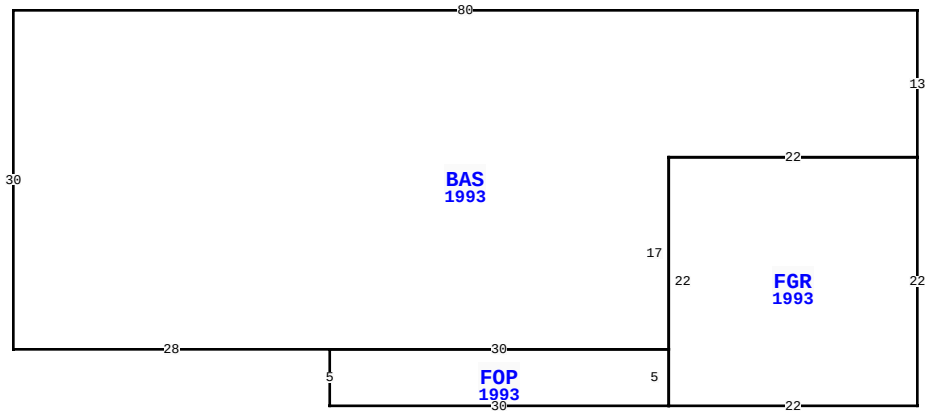
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	2,026	100	1993	2,026	159,158
FGR	484	55	1993	266	20,897
FOP	150	30	1993	45	3,535
TOTALS	2,660			2,337	183,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	132.4225	139.04	324,936	1958	1958	0	0	0	43.50	56.50

1 SINGLE FAM 100% - 2014 Heated Area: 2026 HX Base Yr 2014



8278 FORD RD, BRYCEVILLE

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

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1966	1966	04	85	42,500	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	183,589
TOTAL MARKET OB/XF VALUE	49,200
TOTAL LAND VALUE - MARKET	94,360
TOTAL MARKET VALUE	327,149
SOH/AGL Deduction	170,285
ASSESSED VALUE	156,864
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,453
TOTAL JUST VALUE	327,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017295	GARAGE	19,146	11/22/2022
21010018	CO ISSUED	0	07/29/2021
21007681	MH MOVE-ON	0	06/14/2021
MH992722	MH MOVE-ON	0	01/06/1999
MH992681	MH MOVE-ON	0	01/05/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/743	7/17/2025	QC	U	I	11	100
GRANTOR: WEST NANCY RUTH						
GRANTEE: PARKER ROYCE CHANDL						
2309/1405	10/02/2019	PR	U	I	19	100
GRANTOR: PARKER FRANK P/R ET A						
GRANTEE: WEST NANCY RUTH & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S30 E28 FOP=[YR=1993] S5 E30 FGR=[YR=1993] E22 N22 W22 S22$ N5 W30$ E30 N17 E22 N13$.

LAND DESCRIPTION

TOTAL OB/XF 49,200

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	3.37	AC		1.00	1.00	1.00	28,000.00	28,000.00	94,360							

REVIEW DATE 08/11/2025 BY WWA Total Acres: 3.37 Total Land Value: 94,360 Market: 0 Agricultural: 0 Common: 94,360 PRINTED 07/09/2026 BY SYS