

N457 FT OF SE1/4 OF SW1/4
EX 344.45
IN OR 1248/1251

ULSCH PHILLIP M & JOELLIS
8416 FORD ROAD
BRYCEVILLE, FL 32009

2026

04-1S-24-0000-0007-0080



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	05	DRYWALL 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		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,004	100	1993	3,004	240,577
FEP	90	80	2003	72	5,766
FEP	156	80	2003	125	10,011
FGR	600	55	1993	330	26,428
FOP	194	30	1993	58	4,645
STP	80	10	1993	8	641

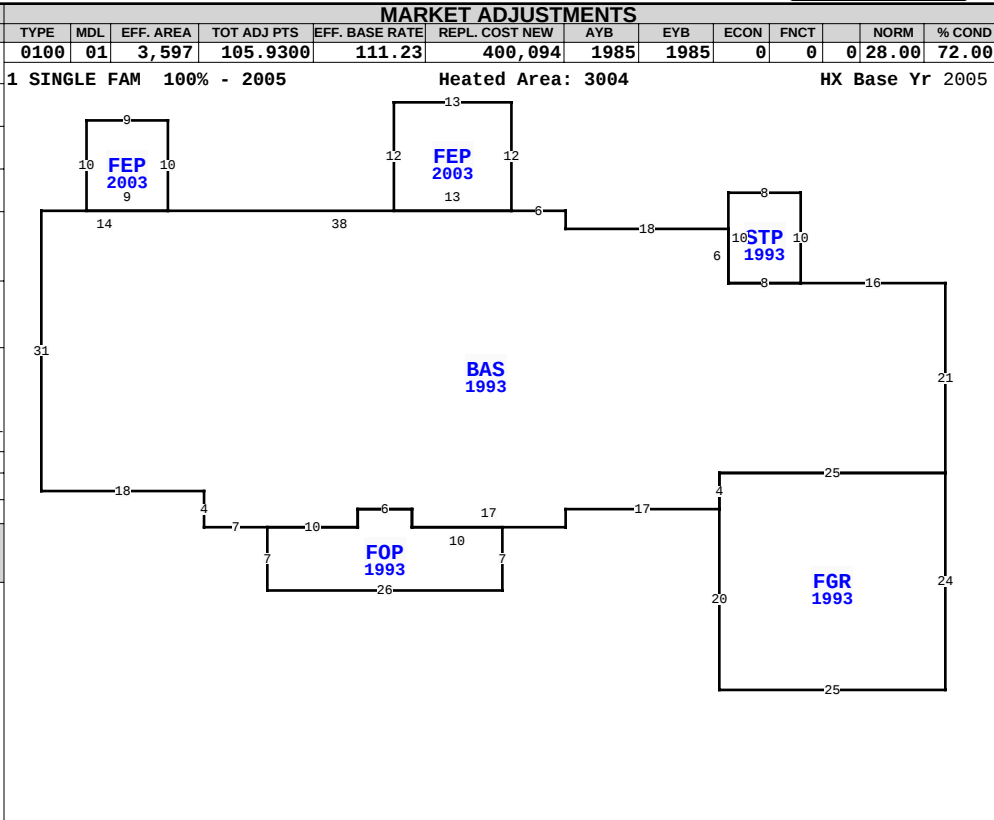
TOTALS	4,124			3,597	288,068
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	1995	1995	05	85	51,000	
6	0530	STBL WD	0	100	0	0	1,400.00	SF	30.00	30.00	100	2005	2005	3	32	13,440	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF																	66,330
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TOTAL OB/XF																	66,330
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Total Acres:	10.27	Total Land Value:	195,130	Market:	0	Agricultural:	0	Common:	195,130
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				423,763	
TOTAL MARKET OB/XF VALUE				66,330	
TOTAL LAND VALUE - MARKET				195,130	
TOTAL MARKET VALUE				685,223	
SOH/AGL Deduction				301,332	
ASSESSED VALUE				383,891	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				332,480	
TOTAL JUST VALUE				685,223	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				655,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951849	SWIM POOL	13,000	04/01/1995
5129	NEW CONSTR	28,916	08/30/1988
3183	NEW CONSTR	1,800	08/30/1988
2703	H/AC	2,000	08/30/1988
5325	NEW CONSTR	1,700	08/30/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1248/1251	7/27/2004	WD	Q	I		337,000	
GRANTOR: GREENE KENNETH LEE &							
GRANTEE: ULSCH PHILLIP M & J							
0705/1050	5/26/1994	WD	Q	I		180,000	
GRANTOR: EASON RONNIE & MARGAR							
GRANTEE: GREENE KENNETH & DA							

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W16 STP=[YR=1993] N10 W8 S10 E8 \$ W8 N6 W18 N2 W6 FEP=[YR=2003] N12 W13 S12 E13 \$ W38 FEP=[YR=2003] N10 W9 S10 E9 \$ W14 S31 E18 S4 E7 FOP=[YR=1993] S7 E26 N7 W10 N2 W6 S2 W10 \$ E10 N2 E6 S2 E17 N2 E17 FGR=[YR=1993] S20 E25 N24 W25 S4 \$ N4 E25 N21 \$.		

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