IN OR 2368/1492

MENOTTE LANE A
8432 FORD ROAD
BRYCEVILLE, FL 32009

2026

04-1S-24-0000-0009-0020

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 90
Interior Floo	08	SHT VINYL 10
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	01	Quality Level 01

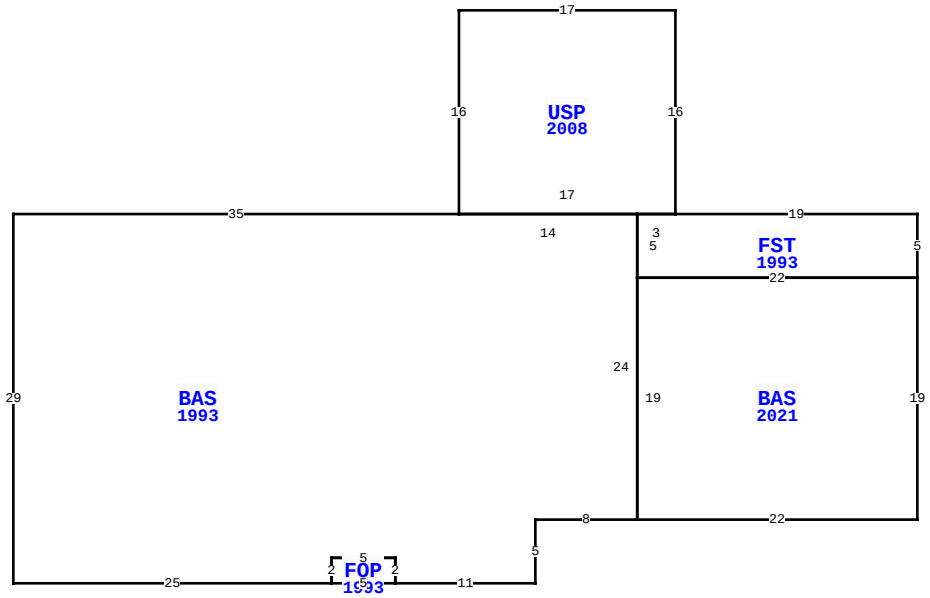
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	130,901
BAS	418	100	2021	418	39,910
FOP	10	30	1993	3	287
FST	110	55	1993	60	5,729
USP	272	30	2008	82	7,829
TOTALS	2,181			1,934	184,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	96.1380	133.63	258,440	1984	1984	0	0	0	28.55	71.45

1 SNGL FAM 100% - 0 Heated Area: 1789 HX Base Yr 1985



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

8432 FORD RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,655
TOTAL MARKET OB/XF VALUE		9,895
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		278,550
SOH/AGL Deduction		119,199
ASSESSED VALUE		159,351
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		102,940
TOTAL JUST VALUE		278,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008016	REPAIR/RRF	0	06/18/2021
B21387	XFOB	5,762	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1492	6/12/2020	WD	U	I	11	100
GRANTOR: MENOTTE ROBERT W						
GRANTEE: MENOTTE ROBERT W &						
1783/0910	3/09/2012	QC	U	I	11	100
GRANTOR: MENOTTE PHYLLIS A & R						
GRANTEE: MENOTTE ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W19 USP=[YR=2008] N16 W17 S16 BAS=[YR=1993] W35 S29 E25 FOP=[YR=1993] E5N2 W5 S2$ N2 E5 S2 E11 N5 E8 BAS=[YR=2021] E22 N19 W22 S19$ N24 W14$ E17$ W3 S5 E22 N5$.

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	1984	1984	3	51.5	1,803	
3	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2008	2008	3	44	7,392	
4	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2010	2010	3	35	700	

LAND DESCRIPTION

TOTAL OB/XF 9,895

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	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS