PT SE 1/4 OF SE1/4 SEC 4-1S-24
IN OR 2545/233
ESMT OR 524/913

PERERA CARMEL & HUGH
8788 FORD RD
BRYCEVILLE, FL 32009

2026

04-1S-24-0000-0009-0030

BUILDING CHARACTERISTICS

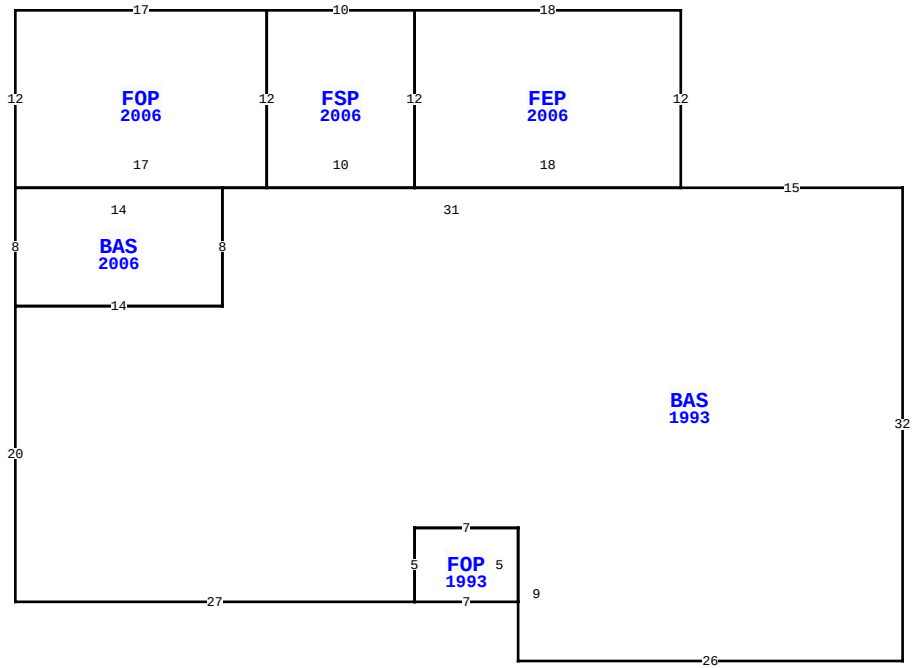
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,637	100	1993	1,637	180,929
BAS	112	100	2006	112	12,378
FEP	216	80	2006	173	19,121
FOP	35	30	1993	10	1,106
FOP	204	30	2006	61	6,742
FSP	120	40	2006	48	5,306
TOTALS	2,324			2,041	225,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,041	98.1666	136.45	278,494	1987	1987	0	0	0	19.00	81.00

1 SNGL FAM 100% - 2015 Heated Area: 1749 HX Base Yr 2015



8788 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,214
TOTAL MARKET OB/XF VALUE		22,108
TOTAL LAND VALUE - MARKET		114,800
TOTAL MARKET VALUE		379,122
SOH/AGL Deduction		175,625
ASSESSED VALUE		203,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,086
TOTAL JUST VALUE		379,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003186	REPAIR/RRF	15,000	03/10/2023
B17411	SCRN ENCL	32,998	12/01/2006
R07526	REPAIR/RRF	3,000	04/01/2005
Z970747	OTHER	0	03/01/1997
4309	N/A	49,746	08/17/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0233	2/16/2022	QC	U	I	11	100
GRANTOR: PERERA CARMEL FKA CAR						
GRANTEE: PERERA CARMEL & HUG						
1735/1234	4/21/2011	WD	Q	I	02	194,900
GRANTOR: LAYNE DAVID E & DIANE						
GRANTEE: SMITH CARMEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FEP=[YR=2006] N12 W 18 FSP=[YR=2006] W10 FOP=[YR=2006] W17 S12 BAS=[YR=2006] S8 E14 N8 W14$ E17 N12 $ S12 E10 N12$ S12 E18$ W31 S8 W14 S20 E27 FOP=[YR=1993] E7 N5 W7 S5$ N5 E7 S9 E26 N32$.

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
2	0681	POLE SHED	0	100	40	26	1,040.00	SF	15.00	15.00	100	2018	2018	3	81	12,636	
3	1242	WD DECK A	0	100	0	0	520.00	SF	10.00	10.00	100	2017	2017	3	70	3,640	
4	0681	POLE SHED	0	100	30	16	480.00	SF	15.00	15.00	100	2024	2018	03	81	5,832	

LAND DESCRIPTION

TOTAL OB/XF 22,108

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	4.10	AC		1.00	1.00	1.00	28,000.00	28,000.00	114,800							

REVIEW DATE 12/19/2023 BY WWX Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS

PT SE 1/4 OF SE1/4 SEC 4-1S-24
IN OR 2545/233
ESMT OR 524/913

PERERA CARMEL & HUGH
8788 FORD RD
BRYCEVILLE, FL 32009

2026

04-1S-24-0000-0009-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	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	06	Quality Level 06

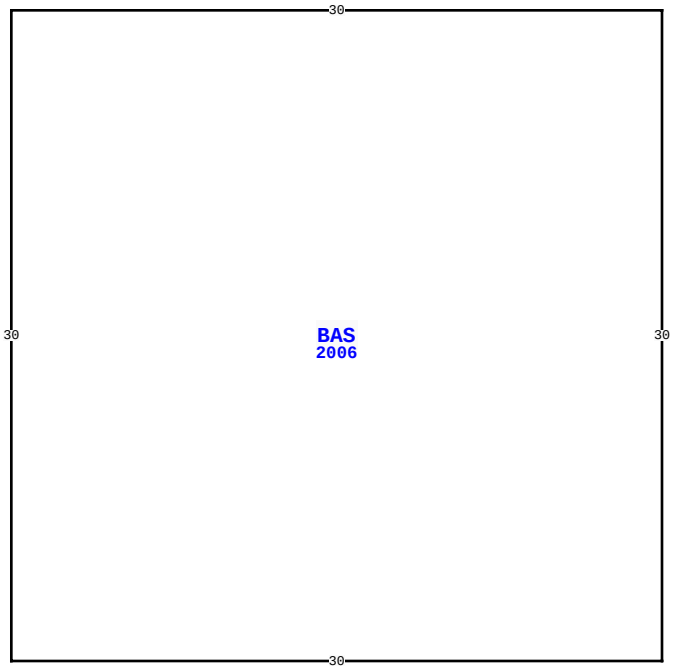
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2006	900	16,634
TOTALS	900			900	16,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	65.8260	25.67	23,103	2006	2006	0	0	0	28.00	72.00

2 GARAGE RES 100% - 2015 Heated Area: 900 HX Base Yr 2015



8788 FORD RD, BRYCEVILLE

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NASSAU COUNTY PROPERTY

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PREVIOUS YEAR MKT VALUE		380,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1735/1234	4/21/2011	WD	Q	I	02	194,900
GRANTOR: LAYNE DAVID E & DIANE						
GRANTEE: SMITH CARMEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/19/2023 BY WWX Total Acres: 4.10 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/09/2026 BY SYS