LOT 3
STABLES AT CARY FOREST
OR 2588/1924

MCALPIN MATTHEW & MARFE
8879 FORD RD
BRYCEVILLE, FL 32009

2026

09-1S-24-0213-0003-0000

BUILDING CHARACTERISTICS

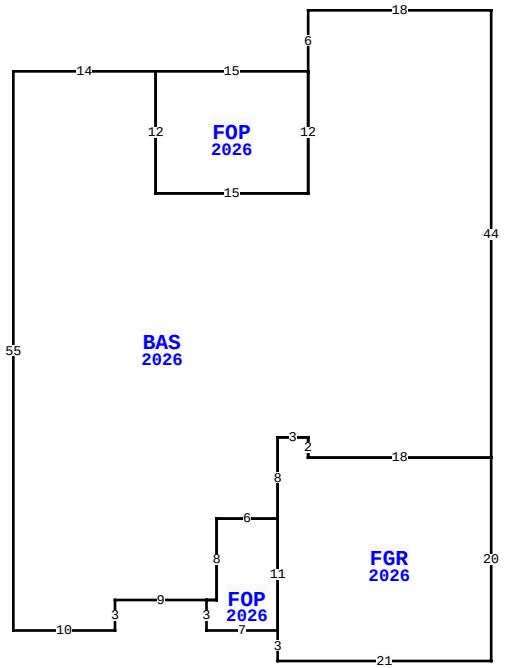
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100	2026	2,054	288,135
FGR	426	55	2026	234	32,826
FOP	69	30	2026	21	2,946
FOP	180	30	2026	54	7,575
TOTALS	2,729			2,363	331,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,363	100.9204	140.28	331,482	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2054 HX Base Yr



8879 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	331,482
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	53,760
TOTAL MARKET VALUE	385,242
SOH/AGL Deduction	0
ASSESSED VALUE	385,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,242
TOTAL JUST VALUE	385,242
NCON VALUE	331,482
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009575			08/26/2025
B250003436	NSFR H-2063, G-42	385,274	04/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2835/737	12/10/2025	SW	Q	I	02	504,900
GRANTOR: LGI HOMES FLORIDA LLC						
GRANTEE: MCALPIN MATTHEW & M						
2614/0027	1/16/2023	WD	Q	V	05	547,500
GRANTOR: CC FORD INVESTMENTS L						
GRANTEE: LGI HOMES FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=100,0] W18 S6 S12 W15 N12 W14 S55 E10 N3 E9 E1 N8 E6 N8 E3 S2 E18 N44 $
FOP=[YR=2026;ORIG=67,6] E15 S12 W15 N12 $
FOP=[YR=2026;ORIG=73,50] E6 S11 W7 N3 E1 N8 $
FGR=[YR=2026;ORIG=79,42] E3 S2 E18 S20 W21 N3 N11 N8 $
.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	48,000.00	48,000.00	53,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.12 Total Land Value: 53,760 Market: 0 Agricultural: 0 Common: 53,760 PRINTED 07/09/2026 BY SYS