

LOT 9
IN OR 2115/1332
CALICO TRAILS PB 6/4-5

MUSICK GLEN & AMBER
9159 FORD ROAD
BRYCEVILLE, FL 32009

2026

10-1S-24-021C-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		

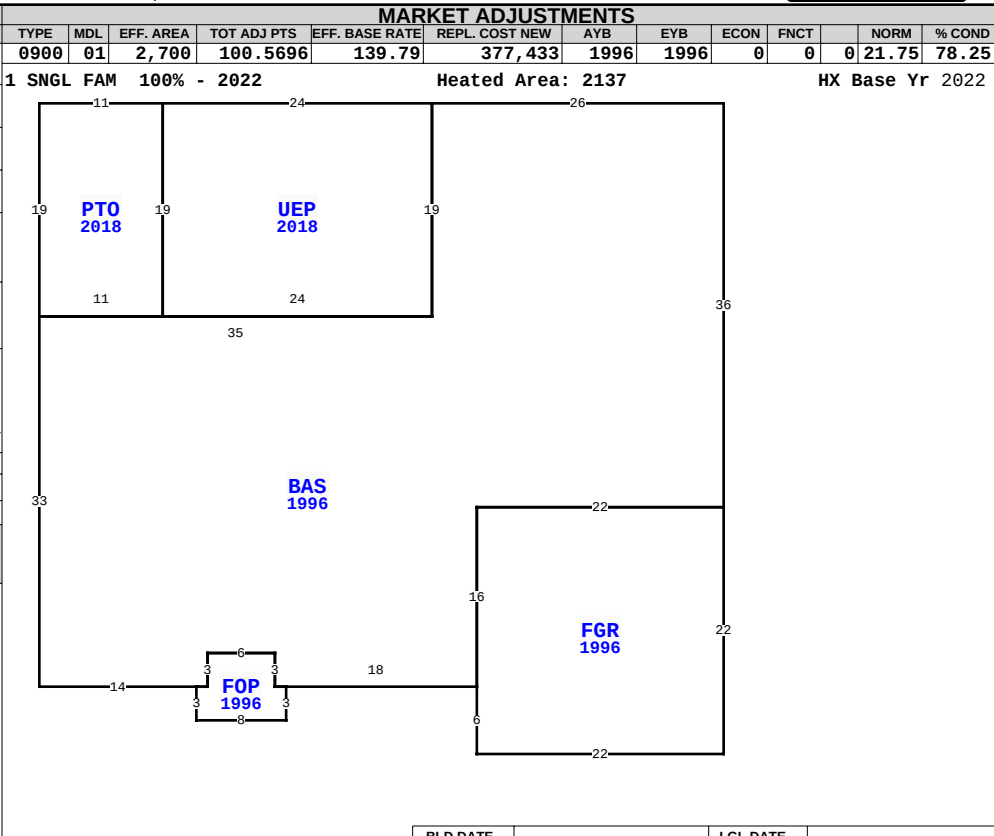
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,137	100	1996	2,137	233,757
FGR	484	55	1996	266	29,096
FOP	42	30	1996	13	1,422
PTO	209	5	2018	10	1,094
UEP	456	60	2018	274	29,971

TOTALS	3,328			2,700	295,341
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



9159 FORD RD, BRYCEVILLE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
3,542									

Total Acres: 1.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000

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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,757
TOTAL MARKET OB/XF VALUE		3,542
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		357,299
SOH/AGL Deduction		1,877
ASSESSED VALUE		355,422
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,011
TOTAL JUST VALUE		357,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000204	ADDITION	58,075	01/02/2018
B9602585	NEW CONSTR	105,000	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0848	5/18/2021	WD	Q	I	02	325,000
GRANTOR: HISEY CHARLES NEVIN J						
GRANTEE: MUSICK GLEN & AMBER						
2115/1332	3/28/2017	SW	U	I	12	153,000
GRANTOR: BCAT 2015-13ATT						
GRANTEE: HISEY CHARLES NEVIN						

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=1996] W26 UEP=[YR=2018] W24 PTO=[YR=2018] W11 S19 E11 N19\$ S19 E24 N19\$ S19 W35 S33 E14 FOP=[YR=1996] S3 E8 N3 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E18 FGR=[YR=1996] S6 E22 N22 W22 S16\$ N16 E22 N36\$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		05		AVERAGE 100		6500		01		432		65.7800		25.65		11,081		2019		2019		0		0		6.00		94.00		VALUATION BY					STANDARD				
Roof Structure		07		GAMBREL 100		2		GARAGE RES		100%		- 2022				Heated Area: 384														Tax Group: 6					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					305,757				
Interior Wall				N/A 100																										TOTAL MARKET OB/XF VALUE					3,542				
Interior Floor		09		PINE WOOD 100																										TOTAL LAND VALUE - MARKET					48,000				
Air Condition		99		N/A 100																										TOTAL MARKET VALUE					357,299				
Heating Type				N/A 100																										SOH/AGL Deduction					1,877				
Bedrooms				0 100																										ASSESSED VALUE					355,422				
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB 51,411				
Frame		02		WOOD FRAME 100																										BASE TAXABLE VALUE					304,011				
Stories		0		0 100																										TOTAL JUST VALUE					357,299				
Units		00		0 100																										NCON VALUE					0				
Occupancy		00		NONE 100																										INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE					372,277				