

LOT 17
IN OR 962/1348
F/K/A PAR 1-3 (11-1S-24)

GIBSON TIMOTHY E & CATHY J
10351 FORD ROAD
BRYCEVILLE, FL 32009

2026

11-1S-24-021R-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100	1995	1,036	117,209
FGR	480	55	1995	264	29,867
FOP	204	30	1995	61	6,901
FOP	208	30	1995	62	7,014
FUS	1,028	100	1995	1,028	116,303
TOTALS	2,956			2,451	277,294

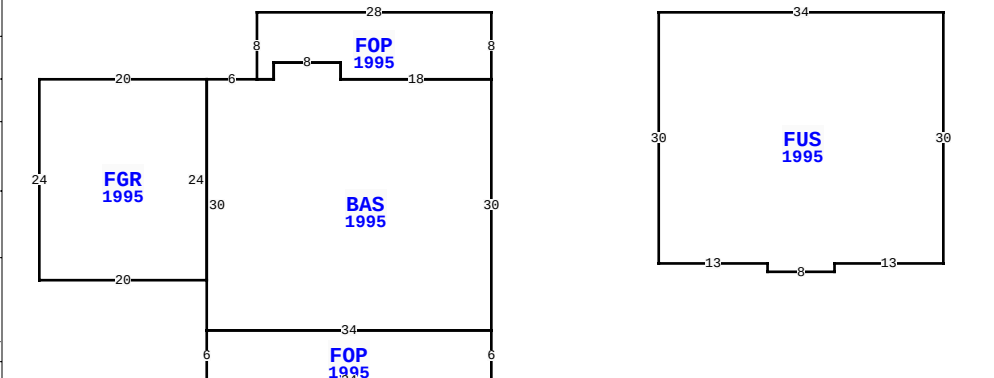
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0500	FP-PRE FAB	0 100	0 0	2.00
					UT
					Adj R
					ADJ UNIT PRICE
					ORIG COND
					YEAR ON
					YEAR ACTUAL
					Q
					% COND
					OB/XF MKT VALUE
					NOTES

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	0006
					OR
					FRONT
					DEPTH
					TOT LND UTS
					UNIT TYPE
					D T
					DPH FACT
					% COND
					TOT ADJ
					UNIT PRICE
					ADJ UNIT PRICE
					LAND VALUE
					OTHER ADJUSTMENTS AND NOTES
					YEAR
					DENSITY
					DECL
					FRZ
					YR
					CONSRV

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,451	95.4720	132.71	325,272	1995	1995	0	0	0 14.75	85.25
1 SNGL FAM			100% - 2001	Heated Area: 2064				HX Base Yr 2001			



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

10351 FORD RD, BRYCEVILLE

TOTAL OB/XF											
5,180											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		277,294	
TOTAL MARKET OB/XF VALUE		5,180	
TOTAL LAND VALUE - MARKET		48,000	
TOTAL MARKET VALUE		330,474	
SOH/AGL Deduction		152,398	
ASSESSED VALUE		178,076	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		126,665	
TOTAL JUST VALUE		330,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010816	NEW SHINGLES	11,000	08/22/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0962/1348	12/19/2000	WD	Q	I		152,900	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: GIBSON TIMOTHY E &							

BUILDING NOTES							

BUILDING DIMENSIONS							
FOP=[YR=1995] W28 S8 BAS=[YR=1995] W6 FGR=[YR=1995] W20 S24 E20 N24\$ S30 FOP=[YR=1995] S6 E34 N6 W34\$ E34 N30 W18 N2 W8 S2 W2\$ E2 N2 E8 S2 E18 N8\$ PTR=E20 FUS=[YR=1995] E34 S30 W13 S1 W8 N1 W13 N30\$ W20\$.							