LOTS 21 & 22
CALICO RIDGE PB 6/52

OTWELL DONALD E & JEANETTE YVONNE L/E/
10399 FORD ROAD
BRYCEVILLE, FL 32009

2026

11-1S-24-021R-0021-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

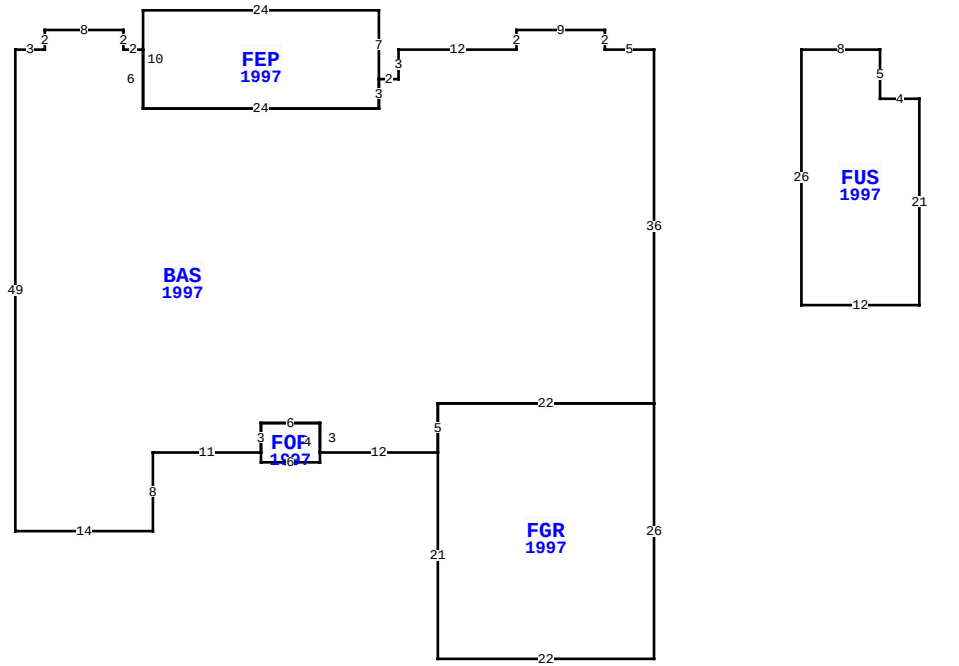
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,533	100	1997	2,533	257,938
FEP	240	80	1997	192	19,552
FGR	572	55	1997	315	32,077
FOP	24	30	1997	7	713
FUS	292	100	1997	292	29,735
TOTALS	3,661			3,339	340,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,339	92.7360	128.90	430,397	1997	1997	0	0	0	21.00	79.00

1 SNGL FAM 100% - 1998 Heated Area: 2825 HX Base Yr 1998



10399 FORD RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,014
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		139,995
TOTAL MARKET VALUE		482,704
SOH/AGL Deduction		237,579
ASSESSED VALUE		245,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,714
TOTAL JUST VALUE		482,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414221	REPAIR/RRF	14,401	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/1828	3/04/2026	WD	U	I	11	100
GRANTOR: OTWELL DONALD E & JEA						
GRANTEE: OTWELL JOSEPH REID						
0807/0410	9/11/1997	WD	Q	V		33,700
GRANTOR: SEMANIK INVESTMENT CO						
GRANTEE: OTWELL DONALD E & Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W5 N2 W9 S2 W12 S3 W2 FEP=[YR=1997] N7 W24 S10 E24 N3 $ S3 W24 N6 W2 N2 W8 S2 W3 S49 E14 N8 E11 FOP=[YR=1997] S1 E6 N4 W6 S3 $ N3 E6 S3 E12 FGR=[YR=1997] S21 E22 N26 W22 S5 $ N5 E22 N36 $ PTR= E15 FUS=[YR=1997] E8 S5 E4 S21 W12 N26 $ W15 $.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	4.59	AC		1.00	1.00	1.00	30,500.00	30,500.00	139,995							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.59 Total Land Value: 139,995 Market: 0 Agricultural: 0 Common: 139,995 PRINTED 07/09/2026 BY SYS