LOT 2
CALICO RUN PB 6/112-113

PERRY TERRY & BROOKE NICOLE
10495 FORD RD
BRYCEVILLE, FL 32009

2026

11-1S-24-021U-0002-0000

BUILDING CHARACTERISTICS

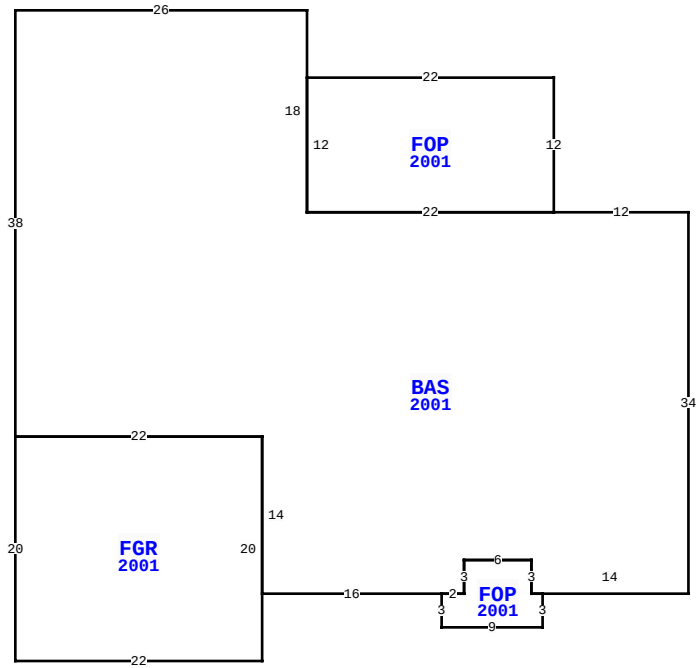
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,182	100	2001	2,182	262,180
FGR	440	55	2001	242	29,078
FOP	45	30	2001	14	1,683
FOP	264	30	2001	79	9,493
TOTALS	2,931			2,517	302,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,517	99.3600	138.11	347,623	2001	2001	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2021 Heated Area: 2182 HX Base Yr 2021



10495 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		302,432
TOTAL MARKET OB/XF VALUE		15,289
TOTAL LAND VALUE - MARKET		111,290
TOTAL MARKET VALUE		429,011
SOH/AGL Deduction		132,773
ASSESSED VALUE		296,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,827
TOTAL JUST VALUE		429,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002543	GARAGE	35,721	03/03/2021
20008689	REPAIR/RRF	15,000	09/18/2020
B018483	NEW CONSTR	100,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/593	4/22/2026	WD	Q	I	01	565,000
GRANTOR: ZELK BOBBY J SR & DEN						
GRANTEE: PERRY TERRY & BROOK						
2385/1591	8/17/2020	WD	Q	I	01	325,000
GRANTOR: ANTICO DENNIS J & CHA						
GRANTEE: ZELK BOBBY J SR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 FOP=[YR=2001] N12 W22 S12 E22$ W22 N18 W26 S38 FGR=[YR=2001] S20 E22 N20 W22$ E22 S14 E16 FOP=[YR=2001] S3 E9 N3 W1 N3 W6 S3 W2$ E2 N3 E6 S3 E14 N34$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	0351	CARPORT MT	0	100	60	24	1,440.00	SF	10.00	10.00	100	2021	2021	3	86	12,384	

LAND DESCRIPTION

TOTAL OB/XF 15,289

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	3.59	AC		1.00	1.00	1.00	31,000.00	31,000.00	111,290							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.59 Total Land Value: 111,290 Market: 0 Agricultural: 0 Common: 111,290 PRINTED 07/09/2026 BY SYS