LOT 5
IN OR 1351/1301
CALICO RUN PB 6/112-113

TRESCOT RAYMOND E & JOYCE E
10553 FORD ROAD
BRYCEVILLE, FL 32009

2026

11-1S-24-021U-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

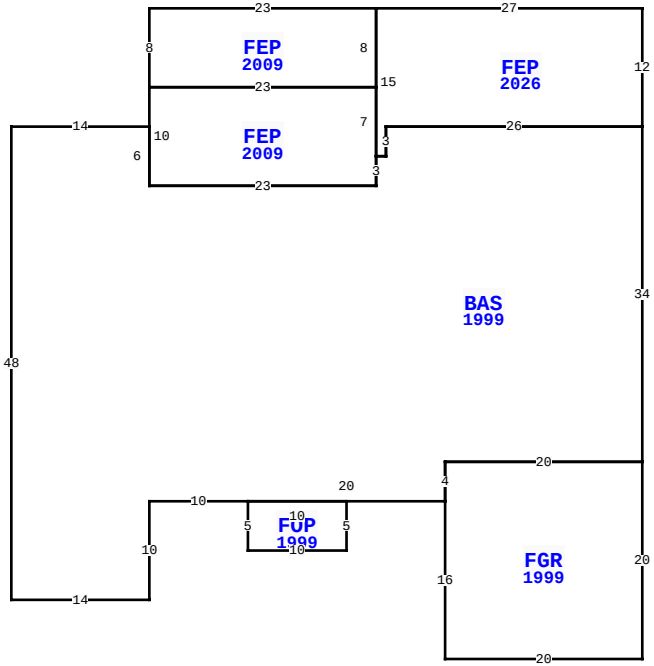
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	1999	2,351	274,243
FEP	184	80	2009	147	17,148
FEP	230	80	2009	184	21,464
FEP	327	80	2026	262	30,562
FGR	400	55	1999	220	25,663
FOP	50	30	1999	15	1,750
TOTALS	3,542			3,179	370,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,179	96.4620	134.08	426,240	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2006 Heated Area: 2351 HX Base Yr 2006



10553 FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		370,829
TOTAL MARKET OB/XF VALUE		9,856
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		428,685
SOH/AGL Deduction		210,108
ASSESSED VALUE		218,577
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,166
TOTAL JUST VALUE		428,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005755	REPAIR/RRF	12,000	06/03/2019
B23100	ADDITION	11,815	12/01/2009
B0618024	GARAGE	4,000	06/01/2006
B0210009	XFOB	1,236	07/01/2002
B0210010	XFOB	1,100	07/01/2002
B996342	NEW CONSTR	130,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1301	9/21/2005	WD	Q	I		225,000
GRANTOR: BENNINGER CHARLES O &						
GRANTEE: TRESCOT RAYMOND E &						
0911/1686	12/16/1999	WD	Q	I		154,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: BENNINGER CHARLES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W26 S3 W1 S3 W23 N6 W14 S48 E14 N10 E10 E20 N4 E20 N34 $
FGR=[YR=1999;ORIG=-20,38] S16 E20 N20 W20 S4 $
FEP=[YR=2009;ORIG=-27,3] N7 W23 S10 E23 N3 $
FEP=[YR=2009;ORIG=-27,-4] N8 W23 S8 E23 $
FOP=[YR=1999;ORIG=-40,38] S5 E10 N5 W10 $
FEP=[YR=2026;ORIG=-27,-12] E27 S12 W26 S3 W1 N15 $
.

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	1999	1999	3	80	2,800	
4	2701	QUONSET GD	0	100	35	24	840.00	SF	15.00	15.00	100	2007	2007	3	56	7,056	

LAND DESCRIPTION

TOTAL OB/XF 9,856

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	1.00	AC		1.00	1.00	1.00	48,000.00	48,000.00	48,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/09/2026 BY SYS