LOT 6
IN OR 992/1142
CALICO RUN PB 6/112-113

**BRACEWELL ROBERT D/TAYLOR MARY ANNE**
10577 FORD ROAD
BRYCEVILLE, FL 32009

**2026**

**11-1S-24-021U-0006-0000**

## BUILDING CHARACTERISTICS

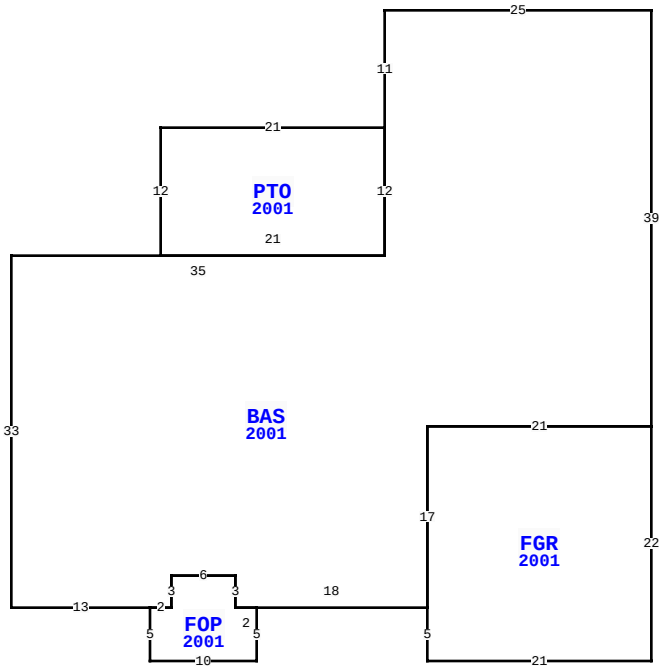
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,180 | 100 | 2001 | 2,180 | 242,803 |
| FGR | 462 | 55 | 2001 | 254 | 28,290 |
| FOP | 68 | 30 | 2001 | 20 | 2,227 |
| PTO | 252 | 5 | 2001 | 13 | 1,448 |
| TOTALS | 2,962 | | | 2,467 | 274,768 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,467 | 92.1024 | 128.02 | 315,825 | 2001 | 2001 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SNGL FAM 100% - 2002 Heated Area: 2180 HX Base Yr 2002




10577 FORD RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 274,768 |
| TOTAL MARKET OB/XF VALUE | | 6,455 |
| TOTAL LAND VALUE - MARKET | | 111,290 |
| TOTAL MARKET VALUE | | 392,513 |
| SOH/AGL Deduction | | 200,052 |
| ASSESSED VALUE | | 192,461 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 141,050 |
| TOTAL JUST VALUE | | 392,513 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,492 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22008382 | REPAIR/RRF | 16,900 | 05/31/2022 |
| B1632296 | XFOB | 55,598 | 05/31/2016 |
| B1429697 | XFOB | 55,598 | 12/01/2014 |
| M014902 | H/AC | 0 | 03/01/2001 |
| E017715 | NEW CONSTR | 0 | 02/01/2001 |
| P014506 | NEW CONSTR | 0 | 02/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0992/1142 | 6/18/2001 | WD | Q | I | | 154,200 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BRACEWELL ROBERT & | | | | | | |
| 0967/0360 | 1/18/2001 | WD | U | V | 19 | 20,500 |
| GRANTOR: SEMANIK INVESTMENT CO | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W25 S11 PTO=[YR=2001] W21 S12 E21 N12$ S12 W35 S33 E13 FOP=[YR=2001] S5 E10 N5 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E18 FGR=[YR=2001] S5 E21 N22 W21 S17$ N17 E21 N39$.

## 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 | 2001 | 2001 | 3 | 83 | 2,905 | |
| 3 | 0525 | GAZEBO | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2015 | 2015 | 3 | 71 | 3,550 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,455

| 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