LOT 7
IN OR 1262/1581
CALICO RUN PB 6/112-113

**CREWS BENJAMIN L/ROWE RHONDA F**
10671 FORD ROAD
BRYCEVILLE, FL 32009

**2026**

**11-1S-24-021U-0007-0000**

## BUILDING CHARACTERISTICS

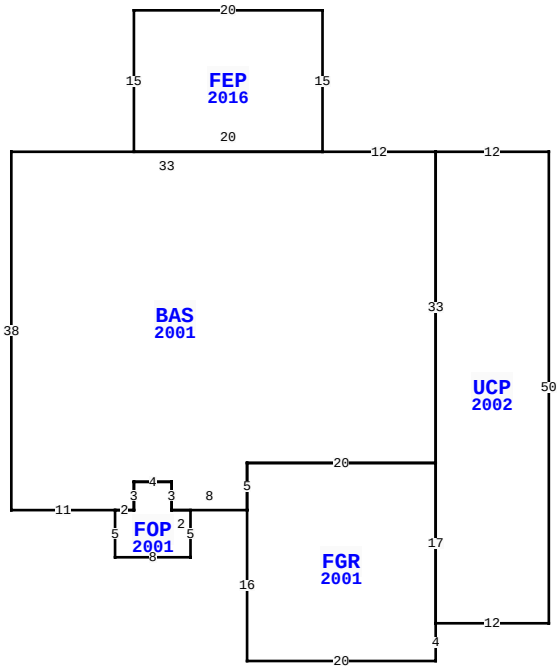
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| 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 | 1,598 | 100 | 2001 | 1,598 | 185,933 |
| FEP | 300 | 80 | 2016 | 240 | 27,925 |
| FGR | 420 | 55 | 2001 | 231 | 26,878 |
| FOP | 52 | 30 | 2001 | 16 | 1,862 |
| UCP | 600 | 20 | 2002 | 120 | 13,962 |
| TOTALS | 2,970 | | | 2,205 | 256,560 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,205 | 94.9032 | 131.92 | 290,884 | 2001 | 2001 | 0 | 0 | 0 | 11.80 | 88.20 |

1 SNGL FAM 100% - 2005 Heated Area: 1598 HX Base Yr 2005




10671 FORD RD, BRYCEVILLE

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 256,560 |
| TOTAL MARKET OB/XF VALUE | | 2,299 |
| TOTAL LAND VALUE - MARKET | | 48,000 |
| TOTAL MARKET VALUE | | 306,859 |
| SOH/AGL Deduction | | 150,717 |
| ASSESSED VALUE | | 156,142 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 104,731 |
| TOTAL JUST VALUE | | 306,859 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 296,996 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002671 | REPAIR/RRF | 15,507 | 03/25/2020 |
| B24492 | XFOB | 9,651 | 03/01/2011 |
| B0108141 | NEW CONSTR | 100,000 | 04/01/2001 |
| E017947 | TEMP POLE | 0 | 04/01/2001 |
| P014632 | NEW CONSTR | 0 | 04/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1262/1581 | 9/30/2004 | WD | Q | I | 05 | 136,000 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: CREWS BENJAMIN L & | | | | | | |
| 1219/1113 | 4/01/2004 | CT | U | I | 14 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SECRETARY OF VETERA | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 336.00 | SF | 11.75 | 11.75 | 100 | 2012 | 2012 | 3 | 40 | 1,579 | |
| 6 | 1242 | WD DECK A | 0 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 45 | 720 | |

## BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W12 W33 S38 E11 E2 N3 E4 S3 E8 N5 E20 N33 $
FGR=[YR=2001;ORIG=-20,38] S16 E20 N4 N17 W20 S5 $
FEP=[YR=2016;ORIG=-12,0] N15 W20 S15 E20 $
FOP=[YR=2001;ORIG=-34,38] S5 E8 N5 W2 N3 W4 S3 W2 $
UCP=[YR=2002;ORIG=0,0] E12 S50 W12 N17 N33 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,299

| 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 03/17/2026 BY WWA Total Acres: 1.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/09/2026 BY SYS