LOT 12
IN OR 1839/34
CALICO RUN PB 6/112-113

DYKSTRA ZACH
10773 FORD RD
BRYCEVILLE, FL 32009

2026

11-1S-24-021U-0012-0000

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 100
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

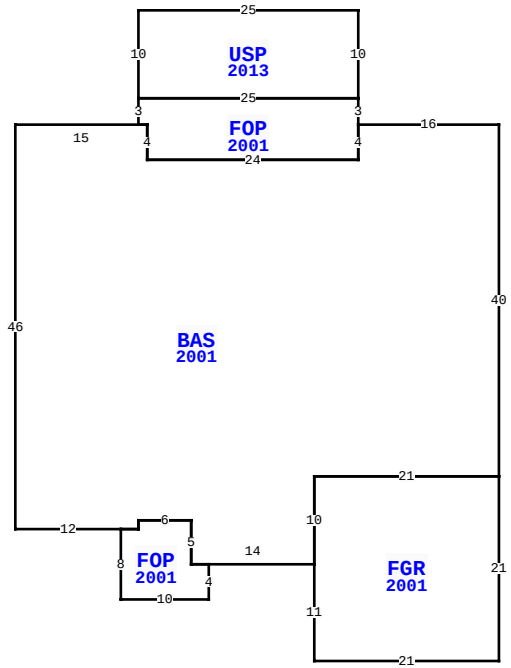
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2001	2,358	250,783
FGR	441	55	2001	243	25,844
FOP	78	30	2001	23	2,446
FOP	171	30	2001	51	5,424
USP	250	30	2013	75	7,977
TOTALS	3,298			2,750	292,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	93.3120	129.70	356,675	2001	2001	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2014 Heated Area: 2358 HX Base Yr 2014



10773 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		292,474
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		89,280
TOTAL MARKET VALUE		384,659
SOH/AGL Deduction		177,143
ASSESSED VALUE		207,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,105
TOTAL JUST VALUE		384,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702662	REPAIR/RRF	12,255	04/26/2017
B007651	NEW CONSTR	109,821	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1839/0034	2/01/2013	WD	Q	I	01	125,000
GRANTOR: ELLIS HOPKINS LLC						
GRANTEE: DYKSTRA ZACH						
1827/0555	11/28/2012	WD	U	I	30	125,000
GRANTOR: ELLIS HOPKINS INC						
GRANTEE: ELLIS HOPKINS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 FOP=[YR=2001] N3 USP=[YR=2013] N10 W25 S10 E25$ W25 S3 E1 S4 E24 N4$ S4 W24 N4 W15 S46 E12 FOP=[YR=2001] S8 E10 N4 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E14 FGR=[YR=2001] S11 E21 N21 W21 S10$ N10 E21 N40$.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	2.48	AC		1.00	1.00	1.00	36,000.00	36,000.00	89,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.48 Total Land Value: 89,280 Market: 0 Agricultural: 0 Common: 89,280 PRINTED 07/09/2026 BY SYS