LOT 13
CALICO RUN PB 6/112-113

GERMANN THOMAS R
10723 FORD ROAD
BRYCEVILLE, FL 32009

2026

11-1S-24-021U-0013-0000

BUILDING CHARACTERISTICS

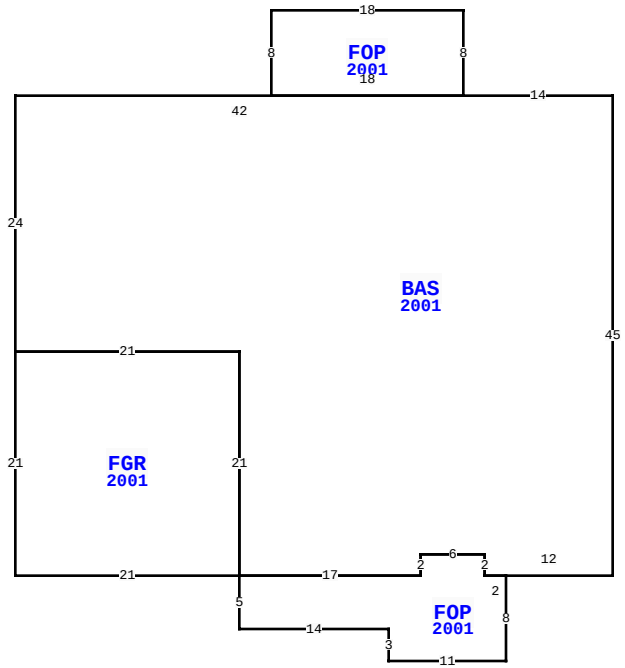
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,067	100	2001	2,067	239,208
FGR	441	55	2001	243	28,122
FOP	144	30	2001	43	4,976
FOP	170	30	2001	51	5,902
TOTALS	2,822			2,404	278,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,404	95.6970	133.02	319,780	2001	2001	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2002 Heated Area: 2067 HX Base Yr 2002



10793 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		278,209
TOTAL MARKET OB/XF VALUE		12,313
TOTAL LAND VALUE - MARKET		67,200
TOTAL MARKET VALUE		357,722
SOH/AGL Deduction		167,927
ASSESSED VALUE		189,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,384
TOTAL JUST VALUE		357,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011118	REPAIR/RRF	7,699	08/17/2022
22011117	REPAIR/RRF	25,204	07/20/2022
B018301	NEW CONSTR	100,000	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2365/1182	5/26/2020	QC	U	I	11	100
GRANTOR: GERMANN THOMAS R & AM						
GRANTEE: GERMANN THOMAS R						
1735/1661	4/22/2011	WD	U	I	11	100
GRANTOR: GERMANN THOMAS R						
GRANTEE: GERMANN THOMAS R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W14 FOP=[YR=2001] N8 W18 S8 E18$ W42 S24
FGR=[YR=2001] S21 E21 FOP=[YR=2001] S5 E14 S3 E11 N8 W2 N2 W6 S2 W17$ N21 W21$ E21 S21 E17 N2 E6 S2 E12 N45$.

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	
4	0510	GARAGE WD-	0	100	32	28	896.00	SF	35.00	35.00	100	2004	2004	3	30	9,408	

LAND DESCRIPTION

TOTAL OB/XF 12,313

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	1.40	AC		1.00	1.00	1.00	48,000.00	48,000.00	67,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.40 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 07/09/2026 BY SYS