LOT 14
IN OR 1223/1804
CALICO RUN PB 6/112-113

EDDY RALPH E
10815 FORD RD
BRYCEVILLE, FL 32009

2026

11-1S-24-021U-0014-0000

BUILDING CHARACTERISTICS

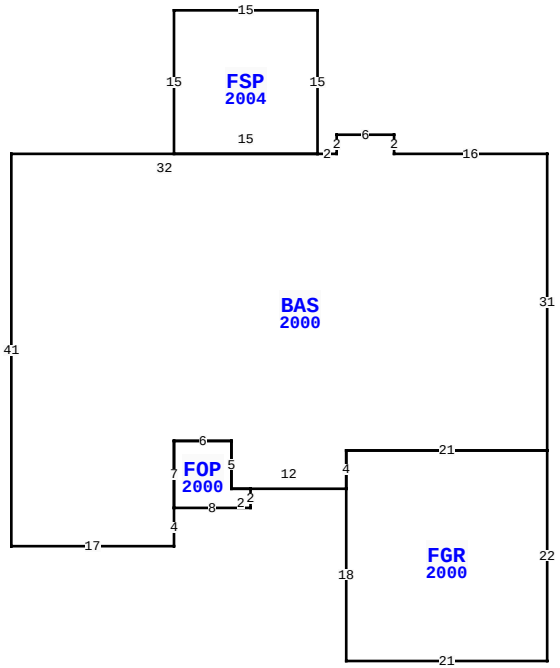
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,960	100	2000	1,960	229,264
FGR	462	55	2000	254	29,711
FOP	46	30	2000	14	1,638
FSP	225	40	2004	90	10,528
TOTALS	2,693			2,318	271,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	98.0784	136.33	316,013	2000	2000	0	0	0	14.20	85.80

1 SNGL FAM 100% - 2005 Heated Area: 1960 HX Base Yr 2005



10815 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		271,139
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		56,160
TOTAL MARKET VALUE		330,134
SOH/AGL Deduction		167,283
ASSESSED VALUE		162,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,440
TOTAL JUST VALUE		330,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006051	REPAIR/RRF	18,460	06/07/2019
B24388	REPAIR/RRF	940	02/01/2011
B0413550	XFOB	0	01/07/2004
B0412764	XFOB	13,200	01/05/2004
B006839	NEW CONSTR	131,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/1804	4/19/2004	WD	Q	I		153,000
GRANTOR: REVELS JEFFREY A & NI						
GRANTEE: EDDY RALPH E & DEBR						
0935/0259	6/05/2000	WD	Q	I		128,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REVELS JEFFREY & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 N2 W6 S2 W2 FSP=[YR=2004] N15 W15 S15 E15 $ W32 S41 E17 N4 FOP=[YR=2000] E8 N2 W2 N5 W6 S7 $ N7 E6 S5 E12 FGR=[YR=2000] S18 E21 N22 W21 S4 $ N4 E21 N31 $.

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	2000	2000	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	1.17	AC		1.00	1.00	1.00	48,000.00	48,000.00	56,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.17 Total Land Value: 56,160 Market: 0 Agricultural: 0 Common: 56,160 PRINTED 07/09/2026 BY SYS