IN OR 2642/1984

**HICKS D N ESTATE OF**
C/O JONNCONN LLC, 96267 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**05-1S-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

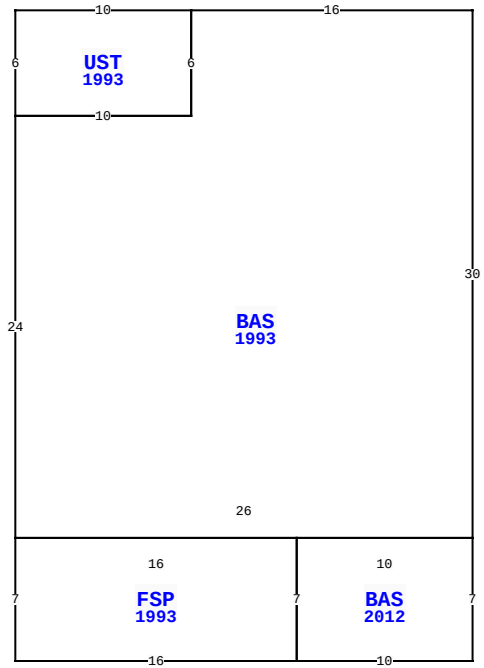
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 13,404 |
| BAS | 70 | 100 | 70 | 1,303 |
| FSP | 112 | 40 | 45 | 838 |
| UST | 60 | 45 | 27 | 503 |
| TOTALS | 962 | | 862 | 16,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | HI | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 862 | 103.1400 | 93.08 | 80,235 | 1920 | 1920 | 0 | 0 | 60 | 32.75 | 20.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 790 HX Base Yr




12470 US HWY 301, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 16,047 |
| TOTAL MARKET OB/XF VALUE | 1,162 |
| TOTAL LAND VALUE - MARKET | 29,988 |
| TOTAL MARKET VALUE | 47,197 |
| SOH/AGL Deduction | 8,974 |
| ASSESSED VALUE | 38,223 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,223 |
| TOTAL JUST VALUE | 47,197 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 40,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/1984 | 5/24/2023 | WD | P | I | 98 | 16,000 |
| GRANTOR: FLANSBURG MAX & DIANA | | | | | | |
| GRANTEE: JONNCONN LLC | | | | | | |
| 1903/0527 | 2/19/2014 | WD | U | I | 98 | 100 |
| GRANTOR: FLANSBURG MAX L | | | | | | |
| GRANTEE: FLANSBURG MAX L & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W16 UST=[YR=1993] W10 S6 E10 N6 $ S6 W10 S24 FSP=[YR=1993] S7 E16 BAS=[YR=2012] E10 N7 W10 S7$ N7 W16 $ E26 N30 $ .

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 12 | 144.00 | SF | 20.10 | 20.10 | 100 | 1997 | 1997 | 3 | 20 | 579 | |
| 2 | 0681 | POLE SHED | 0 | 0 | 12 | 12 | 144.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 27 | 583 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,162

| 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 | SFR | 0 | 0004 | OR | 0.00 | 0.00 | 0.28 | AC | | 1.00 | 1.00 | 3.57 | 30,000.00 | 107,100.00 | 29,988 | | | | | | | |

REVIEW DATE 01/03/2019 BY TW Total Acres: 0.28 Total Land Value: 29,988 Market: 0 Agricultural: 0 Common: 29,988 PRINTED 08/02/2023 BY SYS