

IN OR 2376/1382
PARCELS 4-2 & 4-17
EX 4-22

DENMARK BRANDON K & OLIVIA J
7400 HAMBONE DR
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,795	100	1,795	154,196
BAS	368	100	368	31,612
FGR	720	55	396	34,018
FOP	19	30	6	516
PTO	144	5	7	601

TOTALS	3,046		2,572	220,942
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00
3	0811	CONCRETE B	0 100	0	0	843.00	SF	5.20	5.20
5	0810	CONCRETE A	0 100	25	15	375.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00

REVIEW DATE	03/05/2020	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,572	92.4480	109.78	282,354	1978	1993	0	0	0	21.75	78.25
1 SNGL FAM - 100% - 2021 Heated Area: 2163 HX Base Yr 2021												

7400 HAMBONE DR, BRYCEVILLE	BLD DATE	LGL DATE	05/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1978	1978	3	44	1,540	
2	0940	SHEDS/PORT	0 100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	0811	CONCRETE B	0 100	0	0	843.00	SF	5.20	5.20	100	1980	1980	3	35	1,534	
5	0810	CONCRETE A	0 100	25	15	375.00	SF	6.50	6.50	100	1999	1999	3	79	1,926	

TOTAL OB/XF															
5,600															

Total Acres: 5.00	Total Land Value: 80,000	Market: 0	Agricultural: 0	Common: 80,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		233,542	
TOTAL MARKET OB/XF VALUE		5,600	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		319,142	
SOH/AGL Deduction		70,674	
ASSESSED VALUE		248,468	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		198,468	
TOTAL JUST VALUE		319,142	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514616	REPAIR/RRF	0	09/30/2015
B995902	GARAGE	25,000	01/03/1999
8040	NEW CONSTR	70,773	04/29/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2376/1382	7/06/2020	WD	Q	I	01	299,900	
GRANTOR: O'NEAL DANIEL L & BET							
GRANTEE: DENMARK BRANDON K &							
0756/1624	4/12/1996	WD	Q	I		105,900	
GRANTOR: ORTAGUS LEON C							
GRANTEE: O'NEAL DANIEL & BET							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W52 PTO=[YR=1993] N16 W9 BAS=[YR=2012] W23 S16 FGR=[YR=1993] S30 E24 N30 W24 \$ E23 N16 \$ S16 E9 \$ W8 S30 E24 FOP=[YR=1993] S2 E7 N2 W1 N1 W5 S1 W1 \$ E1 N1 E5 S1 E30 N30 \$.															

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