IN OR 1877/1546
1998 FLEETWOOD DW
ESMT OR 948/530

DAVIS MONTE ALLAN
7764 HAMBONE ROAD
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	03	Quality Level 03

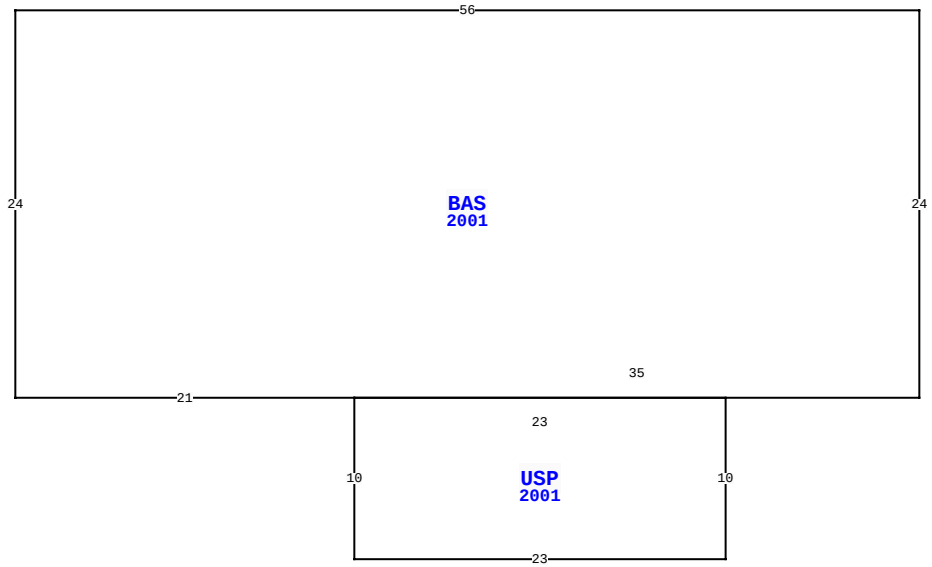
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	48,681
USP	230	50	115	4,165
TOTALS	1,574		1,459	52,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,459	117.6000	82.32	120,105	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2020 Heated Area: 1344 HX Base Yr 2020



7764 HAMBONE DR, 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		52,846
TOTAL MARKET OB/XF VALUE		4,348
TOTAL LAND VALUE - MARKET		29,100
TOTAL MARKET VALUE		86,294
SOH/AGL Deduction		19,056
ASSESSED VALUE		67,238
TOTAL EXEMPTION VALUE	HX HB	42,238
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		86,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015142	NEW CONSTR	0	12/01/2001
3677	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/1546	9/03/2013	PR	U	I	19	100
GRANTOR: DAVIS CARL PAUL JR P/						
GRANTEE: DAVIS MONTE ALLAN						
0441/0030	12/01/1984	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S24 E21 USP=[YR=2001] S10 E23 N10W23$ E35 N24 $.

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	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1985	1985	3	20	2,688	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 4,348

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	000102	C	SFR/MH	100	0004	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	29,100							

REVIEW DATE 08/17/2022 BY TWA Total Acres: 0.97 Total Land Value: 29,100 Market: 0 Agricultural: 0 Common: 29,100 PRINTED 08/02/2023 BY SYS