

PT OF NE1/4
IN OR 2150/355
R568283

PAULEY KEVIN L & MELISSA
7644 HAMBONE DR
BRYCEVILLE, FL 32009

2023

05-1S-24-0000-0004-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06
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	1,982	100	1,982	228,771
FGR	440	55	242	27,933
FOP	42	30	13	1,500
FOP	160	30	48	5,540
TOTALS	2,624		2,285	263,744

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0350	CARPORT WD	0 100	19	55	1,045.00	SF	13.00	13.00	100	1994
7	0510	GARAGE WD-	0 100	10	24	240.00	SF	24.85	24.85	100	1965
8	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2018
9	0866	POOL FIBER	0 100	23	10	230.00	SF	72.00	72.00	100	2018
10	0855	CONC PAVER	0 100	0	0	474.00	SF	10.00	10.00	100	2018
11	0462	ST/AL FNC	0 100	0	0	504.00	SF	10.00	10.00	100	2018
12	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,285	130.5066	117.78	269,127	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1982 HX Base Yr 2019											
7644 HAMBONE DR, BRYCEVILLE											

TOTAL OB/XF											
31,007											
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						263,744					
TOTAL MARKET OB/XF VALUE						31,007					
TOTAL LAND VALUE - MARKET						80,000					
TOTAL MARKET VALUE						374,751					
SOH/AGL Deduction						203,421					
ASSESSED VALUE						171,330					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						121,330					
TOTAL JUST VALUE						374,751					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						313,387					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007776	SWIM POOL	29,604	07/31/2018
18000546	DEMOLITION	1,500	01/22/2018
17008222	NEW CONSTR	257,726	12/21/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2150/0355	9/29/2017	WD	Q	I	01	67,500	
GRANTOR: SAVAGE BRENDA S							
GRANTEE: PAULEY KEVIN L & ME							
0682/0619	6/07/1993	WD	Q	I		40,000	
GRANTOR: SHEALEY W L							
GRANTEE: SAVAGE JAMES & BREND							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W18 FOP=[YR=2018] N10 W16 S10 E16\$ W32 S46 E12											
FOP=[YR=2018] S3 E8 N3 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E11											
FGR=[YR=2018] S7 E20 N22 W20 S15\$ N15 E20 N31\$.											