PT OF NE1/4
IN OR 1925/1104

CURRY JENNIFER L & LEON
P O BOX 1672
CALLAHAN, FL 32011

2023

05-1S-24-0000-0004-0220

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 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

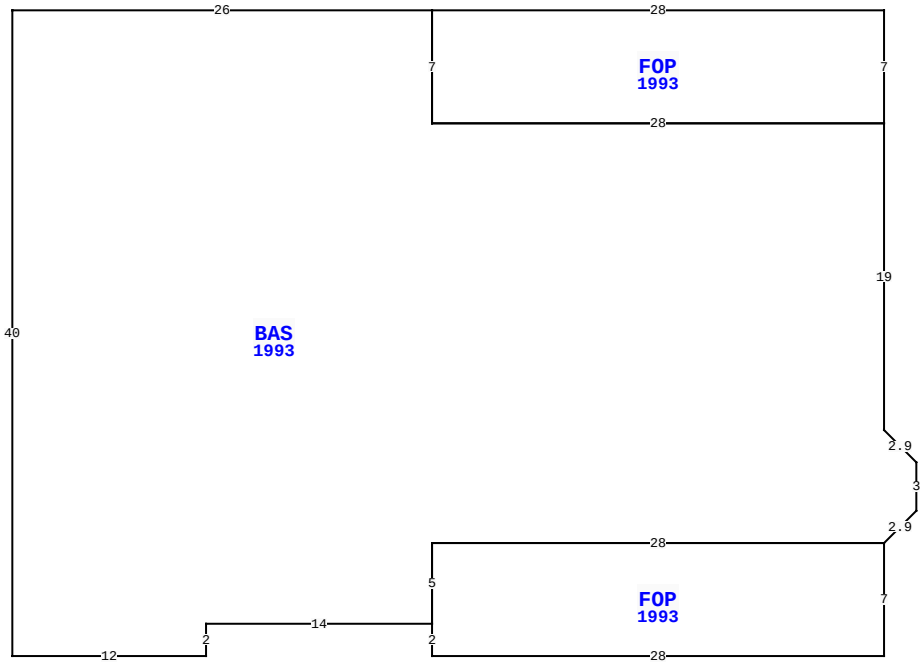
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	177,664
FOP	196	30	59	5,990
FOP	196	30	59	5,990
TOTALS	2,142		1,868	189,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,868	94.7268	112.49	210,131	1992	2002	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2015 Heated Area: 1750 HX Base Yr 2015



7470 HAMBONE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		189,643
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		219,643
SOH/AGL Deduction		84,418
ASSESSED VALUE		135,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,225
TOTAL JUST VALUE		219,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/1104	7/01/2014	WD	Q	I	01	138,900
GRANTOR: STRICKLAND SUSAN K						
GRANTEE: CURRY JENNIFER L &						
1868/0806	7/03/2013	SW	Q	I	02	68,100
GRANTOR: WELLS FARGO DELAWARE						
GRANTEE: STRICKLAND SUSAN K						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 BAS=[YR=1993] W26 S40 E12 N2 E14
FOP=[YR=1993] S2 E28 N7 W28 S5$ N5 E28 U2 R2 N3 L2 U2 N19 W28 N7$ S7 E28 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/30/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS