L/E OR 1650/1429
2007 KING DW/MH

BUCHAN JEFFERSON &/JOWERS ANNA MARIE &
1505 DB HICKS ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0002-0090

BUILDING CHARACTERISTICS

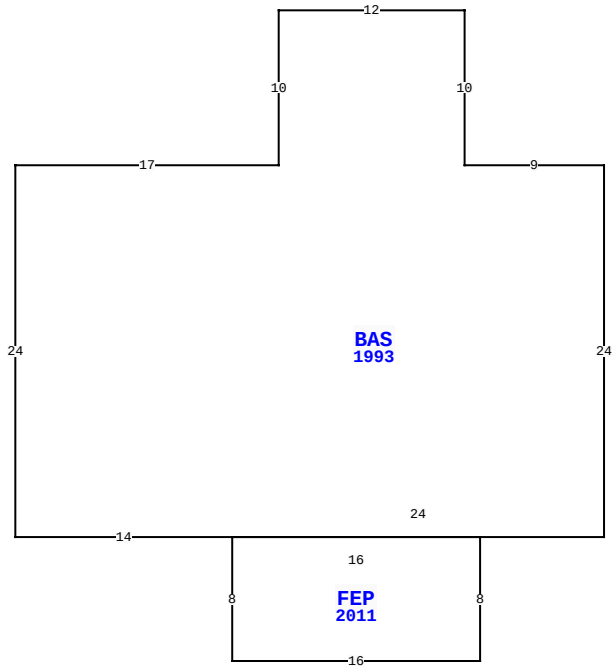
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1,032	86,886
FEP	128	80	102	8,588
TOTALS	1,160		1,134	95,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	113.4200	102.36	116,076	1960	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 25% - 2018 Heated Area: 1032 HX Base Yr 2018



1505 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,740
TOTAL MARKET OB/XF VALUE		2,298
TOTAL LAND VALUE - MARKET		180,310
TOTAL MARKET VALUE		330,348
SOH/AGL Deduction		96,871
ASSESSED VALUE		233,477
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		208,477
TOTAL JUST VALUE		330,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24716	REMODEL	9,620	05/01/2011
MH4841	MH MOVE-ON	0	11/01/2006
E18104	ELEC OTHER	0	09/01/2006
M12082	MECH OTHER	0	09/01/2006
P11551	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/1429	12/01/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S L/E						
GRANTEE: HARPER BRENDA ETAL						
1616/1073	4/24/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S						
GRANTEE: HARPER BRENDA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12 S10 W17 S24 E14 FEP=[YR=2011] S8 E16 N8 W16$ E24 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
4	0350	CARPORT WD	0	25	24	10	240.00	SF	13.00	13.00	100	2008	2008	3	40	1,248	
5	1242	WD DECK A	0	25	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	55	550	
6	0572	JUNK MH	0	25	0	0	1.00	UT	500.00	500.00	100	1967	1967	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,298

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	25	0005	OR	0.00	0.00	9.49	AC		1.00	1.00	1.00	19,000.00	19,000.00	180,310							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 9.49 Total Land Value: 180,310 Market: 0 Agricultural: 0 Common: 180,310 PRINTED 08/02/2023 BY SYS

L/E OR 1650/1429
2007 KING DW/MH

BUCHAN JEFFERSON &/JOWERS ANNA MARIE &
1505 DB HICKS ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0002-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

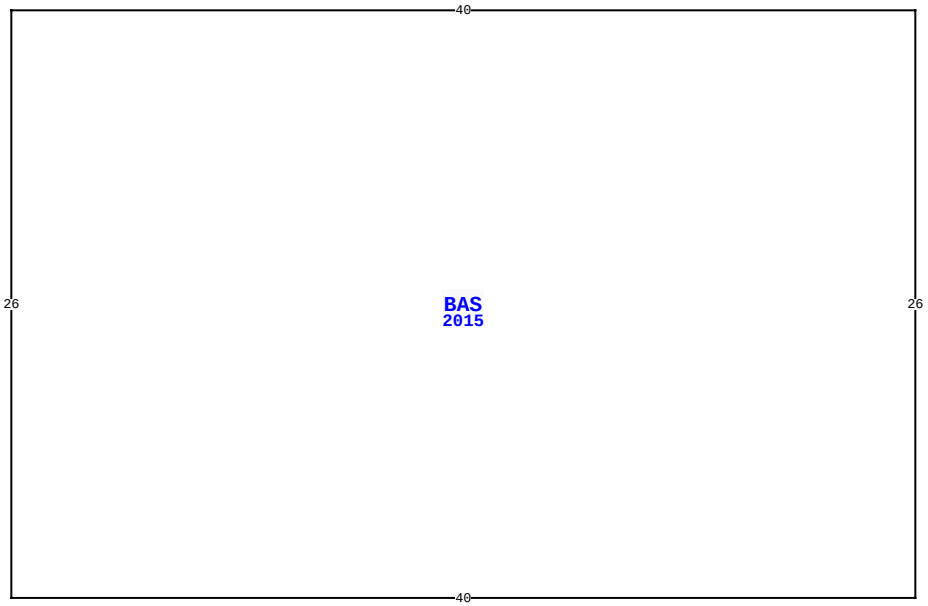
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	52,267
TOTALS	1,040		1,040	52,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	115.8000	81.06	84,302	2007	2007	0	0	0	38.00	62.00

3 M/H 94+ – 0% - 2018 Heated Area: 1040 HX Base Yr 2018



1505 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		147,740
TOTAL MARKET OB/XF VALUE		2,298
TOTAL LAND VALUE - MARKET		180,310
TOTAL MARKET VALUE		330,348
SOH/AGL Deduction		96,871
ASSESSED VALUE		233,477
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		208,477
TOTAL JUST VALUE		330,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/1429	12/01/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S L/E						
GRANTEE: HARPER BRENDA ETAL						
1616/1073	4/24/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S						
GRANTEE: HARPER BRENDA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S26 E40 N26$.

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

REVIEW DATE 08/20/2019 BY TWA Total Acres: 9.49 Total Land Value: 180,310 Market: 0 Agricultural: 0 Common: 180,310 PRINTED 08/02/2023 BY SYS