

PT OF W1/2 OF NE1/4
PARCELS 2-12 & 2-13
IN OR 2180/124

CARRAWAY BROOK W & HEATHER F
1558 D B HICKS ROAD
BRYCEVILLE, FL 32009

2023

08-1S-23-0000-0002-0120



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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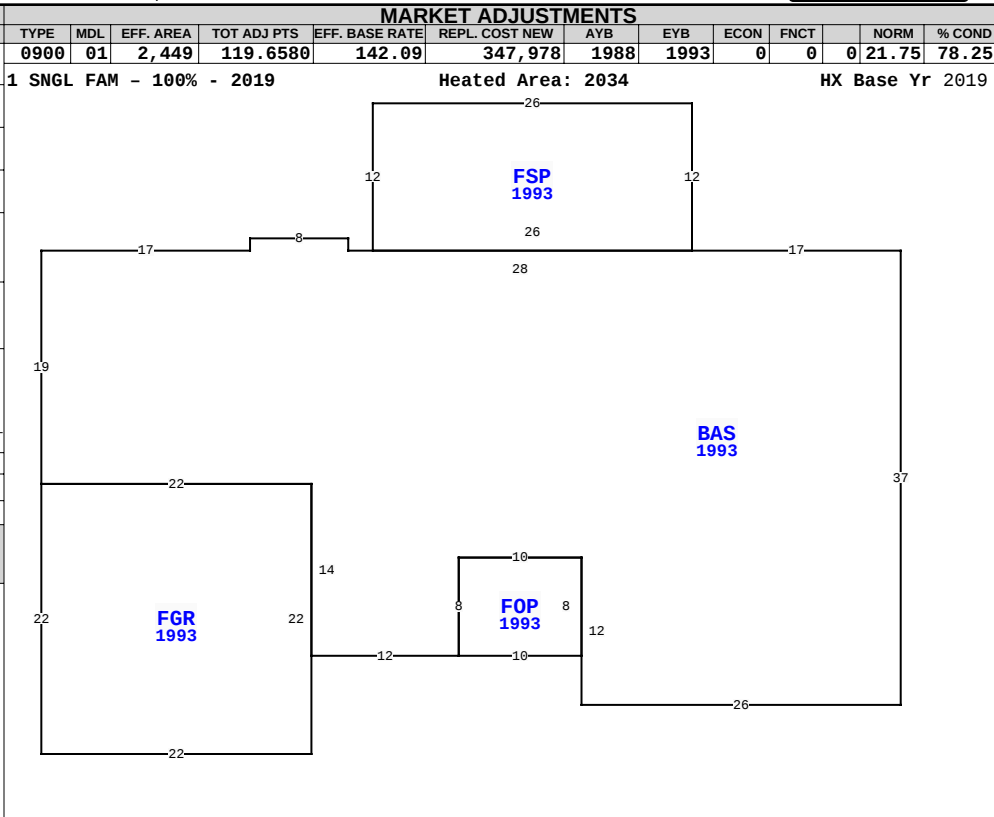
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	226,151
FGR	484	55	266	29,575
FOP	80	30	24	2,668
FSP	312	40	125	13,898

TOTALS	2,910		2,449	272,293
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	
3	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	
4	1127	BRICK 8"	0	100	0	0	78.00	SF	11.00	11.00	
5	0200	BARN WD 0-	0	100	24	16	384.00	SF	20.00	20.00	
8	0681	POLE SHED	0	100	0	0	740.00	SF	11.25	11.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.38	AC	

REVIEW DATE	08/03/2021	BY	TWA
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1558 DB HICKS RD, BRYCEVILLE	BLD DATE	LGL DATE	06/16/2023	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	1988	1988	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	1988	1988	3	57	2,107	
3	0812	CONCRETE C	0	100	0	0	1,340.00	SF	4.00	4.00	100	1990	1990	3	62	3,323	
4	1127	BRICK 8"	0	100	0	0	78.00	SF	11.00	11.00	100	1988	1988	3	85	729	
5	0200	BARN WD 0-	0	100	24	16	384.00	SF	20.00	20.00	100	1995	1995	3	24	1,843	
8	0681	POLE SHED	0	100	0	0	740.00	SF	11.25	11.25	100	2004	2004	3	40	3,330	

TOTAL OB/XF											
13,642											

Market:	0	Agricultural:	0	Common:	102,220
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		272,293	
TOTAL MARKET OB/XF VALUE		13,642	
TOTAL LAND VALUE - MARKET		102,220	
TOTAL MARKET VALUE		388,155	
SOH/AGL Deduction		184,322	
ASSESSED VALUE		203,833	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,833	
TOTAL JUST VALUE		388,155	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,719	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2732	H/AC	2,000	09/26/1988
5392	NEW CONSTR	2,200	09/23/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2180/0124	2/23/2018	WD Q	Q	I	01
GRANTOR: CLEVELAND JOHN T JR					SALE PRICE
GRANTEE: CARRAWAY BROOK W &					215,000
1223/1298	4/19/2004	WD Q	Q	I	
GRANTOR: DOUGLAS DEBORAH LYNNE					199,900
GRANTEE: CLEVELAND JOHN T JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FSP=[YR=1993] N12 W26 S12 E26 \$ W28 N1 W8											
S1 W17 S19 FGR=[YR=1993] S22 E22 N22 W22 \$ E22 S14 E12											
FOP=[YR=1993] E10 N8 W10 S8 \$ N8 E10 S12 E26 N37 \$.											