PT OF W1/2 OF NE1/4
IN OR 2243/1648
R106435 & 106436

WILSON JIMMIE FRANK
1648 DB HICKS ROAD
BRYCEVILLE, FL 32009

**2023**

**08-1S-23-0000-0002-0150**

## BUILDING CHARACTERISTICS

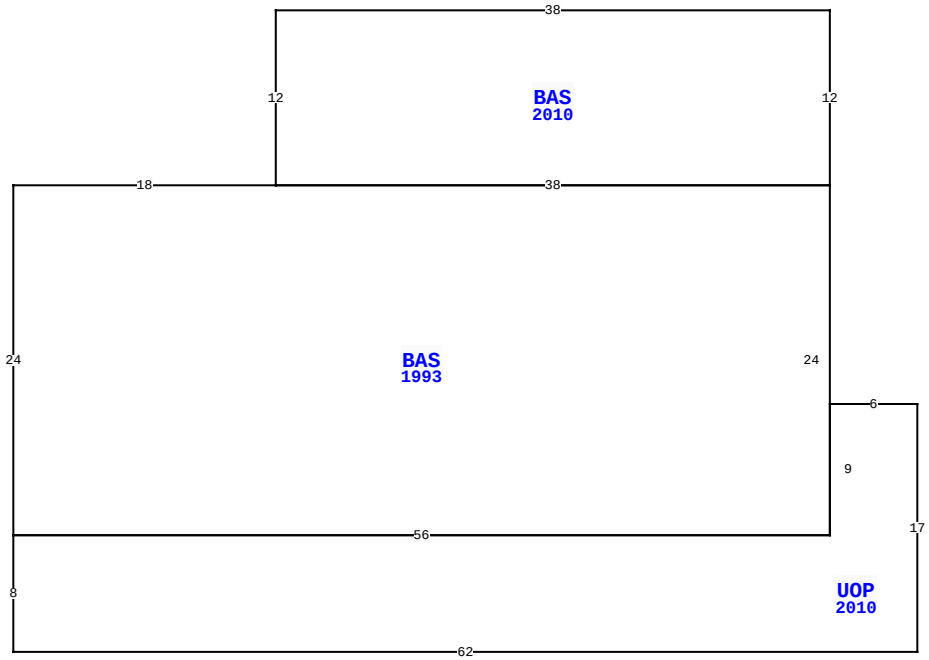
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,344 | 100 | 1,344 | 33,441 |
| BAS | 456 | 100 | 456 | 11,346 |
| UOP | 550 | 25 | 138 | 3,434 |
| TOTALS | 2,350 | | 1,938 | 48,221 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,938 | 127.6000 | 82.94 | 160,738 | 1979 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2020 Heated Area: 1800 HX Base Yr 2020




1648 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 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 48,221 |
| TOTAL MARKET OB/XF VALUE | | 7,795 |
| TOTAL LAND VALUE - MARKET | | 82,500 |
| TOTAL MARKET VALUE | | 138,516 |
| SOH/AGL Deduction | | 50,774 |
| ASSESSED VALUE | | 87,742 |
| TOTAL EXEMPTION VALUE | HX HB SX | 87,742 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 138,516 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 94,386 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2243/1648 | 12/14/2018 | WD | Q | I | 01 | 83,400 |
| GRANTOR: DE PAUW DENNIS L & JU | | | | | | |
| GRANTEE: WILSON JIMMIE FRANK | | | | | | |
| 0769/0988 | 8/27/1996 | WD | Q | I | | 57,000 |
| GRANTOR: HARRISON LARRY D & CO | | | | | | |
| GRANTEE: DE PAUW & VITETTA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2010] W38 S12 BAS=[YR=1993] W18 S24 UOP=[YR=2010] S8 E62 N17 W6 S9 W56$ E56 N24 W38$ E38 N12$ .

## 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 | 0866 | POOL FIBER | 0 | 100 | 0 | 0 | 480.00 | SF | 72.00 | 72.00 | 100 | 1980 | 1980 | 3 | 20 | 6,912 | |
| 2 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 348.00 | SF | 7.25 | 7.25 | 100 | 1980 | 1980 | 3 | 35 | 883 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,795

| 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 | 0005 | OR | 0.00 | 0.00 | 3.30 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 82,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.30 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/02/2023 BY SYS