LOT 20
DEEP CREEK PLANTATION PB 7/239

KUMM BRANDON SCOTT & SHELBY D/
456260 OLD DIXIE HIGHWAY
HILLIARD, FL 32046

2023

23-1N-23-034D-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

13571 SETTINDOWN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,680
TOTAL MARKET VALUE	55,680
SOH/AGL Deduction	0
ASSESSED VALUE	55,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,680
TOTAL JUST VALUE	55,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,792

T=3475 H=2423 G=565 P=487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006660	NEW SFR	459,285	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2602/1995	11/16/2022	WD	Q	V	01	61,000
GRANTOR: HINSON NICHOLAS J & B						
GRANTEE: KUMM BRANDON SCOTT						
1911/1236	3/31/2014	SW	Q	V	01	64,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: HINSON NICHOLAS JOE						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0006	OR	0.00	0.00	2.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,040							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	12,000.00	12,000.00	20,640							

REVIEW DATE 05/31/2023 BY MLU Total Acres: 3.91 Total Land Value: 55,680 Market: 0 Agricultural: 0 Common: 55,680 PRINTED 08/02/2023 BY SYS