

PT NE1/4 OF SEC 24-1N-23E
IN OR 2485/1646 BEING PARCEL B
(EX ESMT'S IN 926/145 &

ZURAVNSKY BRYAN &/CREEL-ZURAVNKY LAUREN
3744 HAMP HICKS RD
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
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

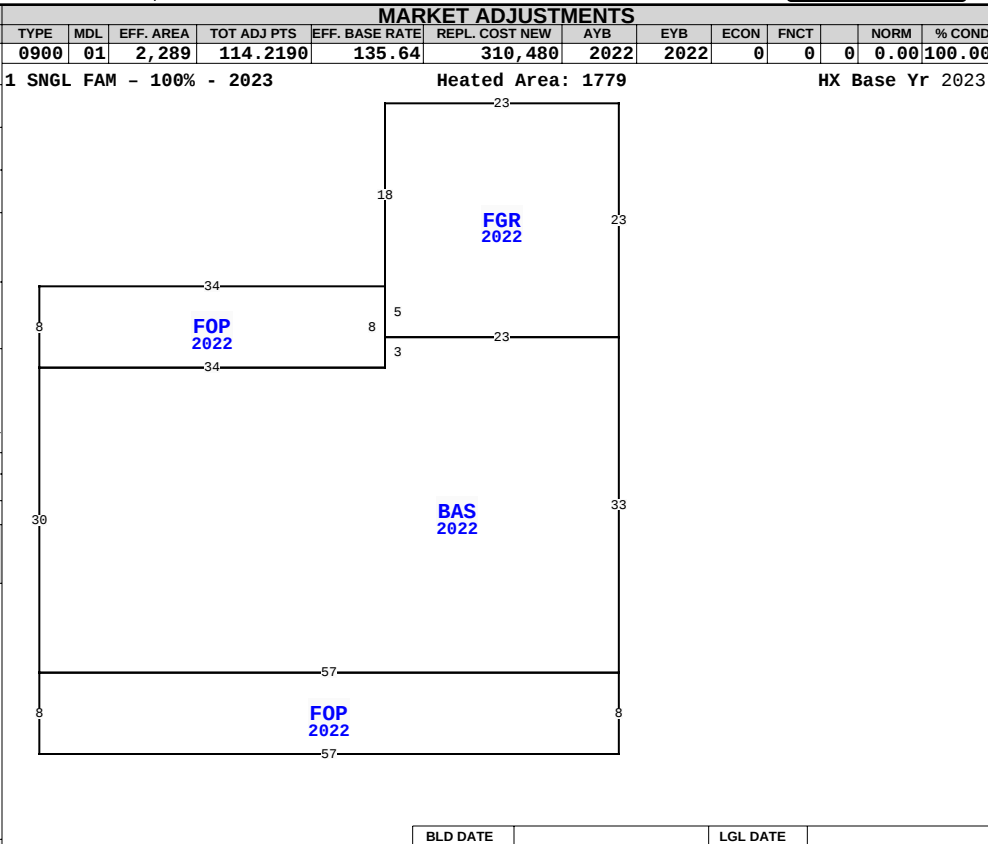
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	241,304
FGR	529	55	291	39,471
FOP	272	30	82	11,122
FOP	456	30	137	18,583
TOTALS	3,036		2,289	310,480

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0	100	0	568.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.56

REVIEW DATE 11/21/2022 BY WW



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
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Total Acres: 5.56 Total Land Value: 105,640 Market: 0 Agricultural: 0 Common: 105,640

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	310,480								
TOTAL MARKET OB/XF VALUE	4,954								
TOTAL LAND VALUE - MARKET	105,640								
TOTAL MARKET VALUE	421,074								
SOH/AGL Deduction	74,276								
ASSESSED VALUE	346,798								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	296,798								
TOTAL JUST VALUE	421,074								
NCON VALUE	315,434								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	83,400								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017214	CO ISSUED	0	11/21/2022
22009240	NEW CONSTR	306,715	06/16/2022
B1530532	DEMOLITION	0	06/30/2015
MH5122	CO ISSUED	0	11/05/2008
43/132	MH MOVE-ON	40,000	12/12/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2553/0395	3/31/2022	QC	U	I	11	100	
GRANTOR: ZURAVNSKY BRYAN CHRIS							
GRANTEE: ZURAVNSKY BRYAN & L							
2485/1646	8/06/2021	QC	U	V	11	100	
GRANTOR: ZURAVNSKY BRYAN & LAU							
GRANTEE: ZURAVNSKY BRYAN & L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=2022] W23 S18 FOP=[YR=2022] W34 S8 BAS=[YR=2022] S30 FOP=[YR=2022] S8 E57 N8 W57\$ E57 N33 W23 S3 W34 \$ E34 N8\$ S5 E23 N23\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS