

PT NE1/4
IN OR 2636/172
(EX PT IN OR 2565/39)

KELLUM AUSTIN LEONARD & RACHEL DENISE
3578 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0010



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	11	CLAY TILE 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
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	1,984	100	1,984	242,890
FOP	240	30	72	8,815
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TOTALS	2,464		2,128	260,519

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
4	0681	POLE SHED	0	0	0	0	342.00	SF	15.00	15.00	

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	0	0005	OR	0.00	0.00	14.84	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,128	112.0581	133.07	283,173	2000	2005	0	0	8.00	92.00
1 SNGL FAM - 0% - 0 Heated Area: 1984 HX Base Yr											
TOTALS	2,464		2,128								

3578 HAMP HICKS RD, BRYCEVILLE

TOTAL OB/XF											
5,027											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	260,519		
TOTAL MARKET OB/XF VALUE	5,027		
TOTAL LAND VALUE - MARKET	222,600		
TOTAL MARKET VALUE	488,146		
SOH/AGL Deduction	246,608		
ASSESSED VALUE	241,538		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	241,538		
TOTAL JUST VALUE	488,146		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	227,490		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10010331	REPAIR/RRF	0	10/27/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/174	4/28/2023	WD	U	I	11	100	
GRANTOR: HENDRIX JERRALD D							
GRANTEE: KELLUM AUSTIN LEONA							
2636/172	4/28/2023	PR	U	I	19	580,000	
GRANTOR: HENDRIX JERRALD D AS							
GRANTEE: KELLUM AUSTIN LEONA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W16 FOP=[YR=2008] N8 W30 S8 E30\$ W46 S32 E16 FOP=[YR=2008] S8 E30 N8 W30\$ E46 N32\$.											