PT OF NE1/4
1997 HERI DW/MH
IN OR 1986/721

HAMMOND HOLDINGS OF JACKSONVILLE LLC
665 DAY AVE
JACKSONVILLE, FL 32205

2023

24-1N-23-0000-0001-0060

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

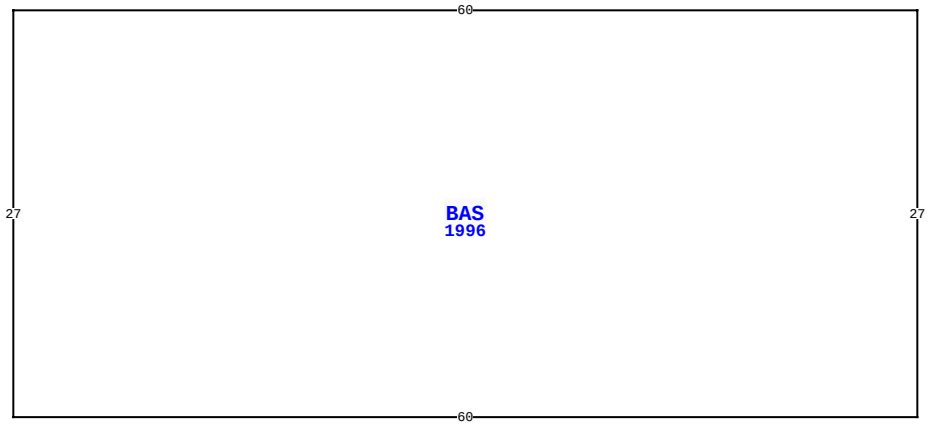
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	58,476
TOTALS	1,620		1,620	58,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	90.24	146,189	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



3783 HAMP HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	58,476
TOTAL MARKET OB/XF VALUE	3,249
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	136,725
SOH/AGL Deduction	47,621
ASSESSED VALUE	89,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,104
TOTAL JUST VALUE	136,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0721	5/29/2015	WD	U	I	37	55,000
GRANTOR: ROOD BETH						
GRANTEE: HAMMOND HOLDINGS OF						
1603/1266	1/31/2009	QC	U	I	11	28,900
GRANTOR: ROOD CURTIS & BETH						
GRANTEE: ROOD BETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 N27 $.

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1993	1993	3	20	192	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1995	1995	3	20	257	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 3,249

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 03/30/2020 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS