

PT OF NE1/4
IN OR 2591/1678
EX 1-13

STARR FRANKLIN P & LINDA J/
3439 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	05	AVERAGE 100	0800	02	1,651	128.9200	90.24	148,986	2000	2000	0	0	0	52.00	48.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006													Heated Area: 1608													HX Base Yr 2006												
Roof Cover	03	COMP SHNGL 100	BAS2004 UOP2004																																						
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			0200MOBILE 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	1,608	100	1,608	69,651																																					
UOP	172	25	43	1,862																																					
TOTALS			1,780	1,651	71,513																																				
EXTRA FEATURES			3439 HAMP HICKS RD, BRYCEVILLE																																						
L N	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																									
3	0510	GARAGE WD-	0 100	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	30	12,600																										
7	0756	FEP	0 100	20	13	260.00	SF	27.00	27.00	100	2003	2003	3	22	1,544																										
8	0812	CONCRETE C	0 100	0	0	2,439.00	SF	4.00	4.00	100	2003	2003	3	84	8,195																										
9	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																										
10	0681	POLE SHED	0 100	16	30	480.00	SF	15.00	15.00	100	2006	2006	3	48	3,456																										
LAND DESCRIPTION			TOTAL OB/XF 28,770																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.90	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,500																								
REVIEW DATE 09/20/2018 BY TWA Total Acres: 4.90 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 08/02/2023 BY SYS																																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1678	9/20/2022	WD	U	I	11	100

GRANTOR: STARR FRANKLIN P

GRANTEE: STARR FRANKLIN P &

1291/0027	1/27/2005	WD	U	I	23	136,000
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GRANTOR: STOTT KEITH A &

GRANTEE: STARR FRANKLIN P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E25 UOP=[YR=2004] S8 E20 N9 W5 S1 W8 N1 W7 S1\$ N1 E7 S1 E8 N1 E5 S1 E15 N27\$.