PT NE1/4 OF SEC 24-1N-23E IN
OR 1430/119 & OR 1448/213 &
ESMT'S IN OR 730/79,OR 734/9 &

GALLEN DAVID W & KANDACE/
3985 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2023

24-1N-23-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
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	03	Quality Level 03

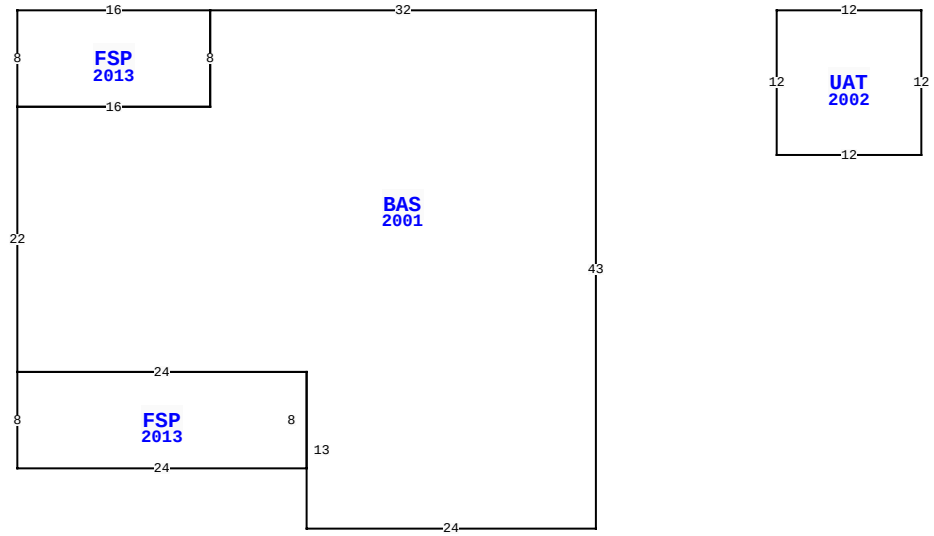
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100	1,624	140,099
FSP	128	40	51	4,400
FSP	192	40	77	6,642
UAT	144	10	14	1,208
TOTALS	2,088		1,766	152,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	106.5000	96.12	169,748	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2010 Heated Area: 1624 HX Base Yr 2010



3985 HAMP HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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		152,349
TOTAL MARKET OB/XF VALUE		6,274
TOTAL LAND VALUE - MARKET		382,620
TOTAL MARKET VALUE		541,243
SOH/AGL Deduction		326,765
ASSESSED VALUE		214,478
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,478
TOTAL JUST VALUE		541,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014911	H/AC	0	03/01/2001
E0177149	NEW CONSTR	0	02/01/2001
P014500	NEW CONSTR	0	02/01/2001
B0107879	NEW CONSTR	90,000	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/0213	9/18/2006	WD	U	I	16	150,000
GRANTOR: HEWETT DAVE H & GLEND						
GRANTEE: GALLEN DAVID W & KA						
1430/0119	7/24/2006	WD	Q	I		390,000
GRANTOR: MATTHEWS MICHAEL J &						
GRANTEE: GALLEN DAVID W & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 FSP=[YR=2013] W16 S8 E16 N8 $ S8 W16 S22
FSP=[YR=2013] S8 E24 N8 W24 $ E24 S13 E24 N43 $ PTR= E15
UAT=[YR=2002] E12 S12 W12 N12 $ W15 $.

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	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	1987	1987	3	20	1,560	
2	0940	SHEDS/PORT	0	100	16	14	224.00	SF	30.00	30.00	100	1998	1998	3	20	1,344	
3	0572	JUNK MH	0	100	50	23	1.00	UT	500.00	500.00	100	0	0	3	100	500	
4	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2010	2010	3	92	2,870	

LAND DESCRIPTION

TOTAL OB/XF 6,274

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	100	0005		0.00	0.00	27.33	AC		1.00	1.00	1.00	14,000.00	14,000.00	382,620							

REVIEW DATE 09/20/2018 BY TWA Total Acres: 27.33 Total Land Value: 382,620 Market: 0 Agricultural: 0 Common: 382,620 PRINTED 08/02/2023 BY SYS