PT NE1/4 OF SEC 24-1N-23E
IN OR 1691/892 (EX PT IN
OR 1102/866, OR 1691/895,

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

**2023**

**24-1N-23-0000-0001-0260**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

HAMP HICKS RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 37,200 |
| TOTAL MARKET VALUE | 37,200 |
| SOH/AGL Deduction | 372 |
| ASSESSED VALUE | 36,828 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,828 |
| TOTAL JUST VALUE | 37,200 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 33,480 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1691/0892 | 7/19/2010 | WD | U | V | 15 | 27,500 |
| GRANTOR: TOMLINSON RUSSELL T | | | | | | |
| GRANTEE: GALLEN DAVID & KAND | | | | | | |
| 0858/0068 | 11/20/1998 | WD | Q | V | | 65,800 |
| GRANTOR: KELLUM WILLIAM H (S) | | | | | | |
| GRANTEE: TOMLINSON RUSSELL T | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0007 | OR | 0.00 | 0.00 | 1.24 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 37,200 | | | | | | | |

REVIEW DATE 06/13/2023 BY MLU Total Acres: 1.24 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 08/02/2023 BY SYS