PT OF SEC 29-1S-24E
IN OR 2469/656

HAMILTON JOINT REVOCABLE TRUST/HAMILTON DONALD C J
7869 MOTES RD
BRYCEVILLE, FL 32009

2023

29-1S-24-0000-0003-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

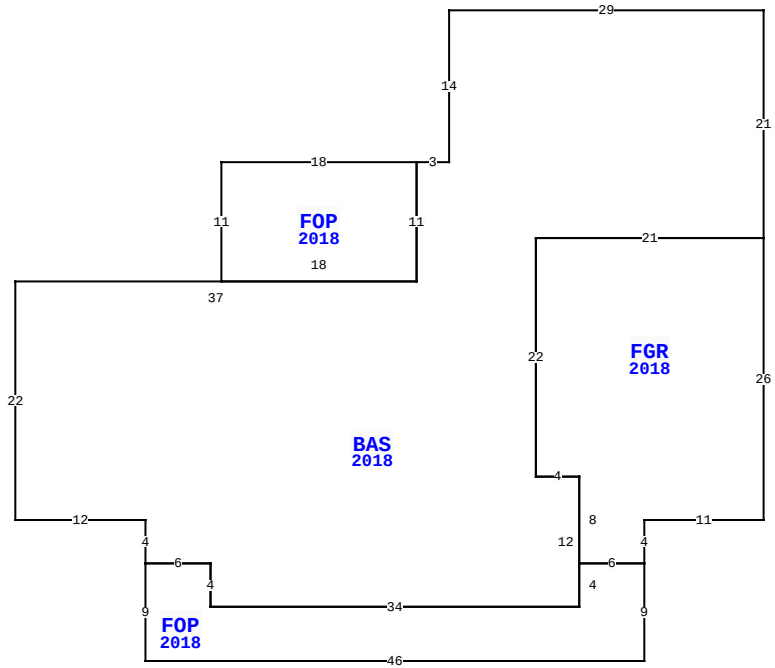
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2,042	265,762
FGR	554	55	305	39,696
FOP	198	30	59	7,679
FOP	278	30	83	10,802
TOTALS	3,072		2,489	323,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,489	111.2640	132.13	328,872	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 2042 HX Base Yr 2019



7869 MOTES 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		323,939
TOTAL MARKET OB/XF VALUE		6,385
TOTAL LAND VALUE - MARKET		152,950
TOTAL MARKET VALUE		483,274
SOH/AGL Deduction		244,247
ASSESSED VALUE		239,027
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,027
TOTAL JUST VALUE		483,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010867	CO ISSUED	0	10/29/2018
18000158	NEW CONSTR	269,264	12/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0656	6/07/2021	SW	U	I	11	100
GRANTOR: HAMILTON DONALD C JR						
GRANTEE: HAMILTON JOINT REVO						
2165/0131	10/17/2017	QC	U	V	11	100
GRANTOR: HAMILTON DONALD C JR						
GRANTEE: HAMILTON DONALD C J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 S14 W3 FOP=[YR=2018] W18 S11 E18 N11$ S11 W37 S22 E12 S4 FOP=[YR=2018] S9 E46 N9 FGR=[YR=2018] N4 E11 N26 W21 S22 E4 S8 E6$ W6 S4 W34 N4 W6$ E6 S4 E34 N12 W4 N22 E21 N21$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	573.00	SF	5.20	5.20	100	2018	2018	3	98	2,920	

LAND DESCRIPTION

TOTAL OB/XF 6,385

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			0.00	0.00	8.05	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,950							

REVIEW DATE 03/12/2019 BY TW Total Acres: 8.05 Total Land Value: 152,950 Market: 0 Agricultural: 0 Common: 152,950 PRINTED 08/02/2023 BY SYS