

IN OR 2376/1382  
PARCELS 4-2 & 4-17  
EX 4-22

DENMARK BRANDON K & OLIVIA J  
7400 HAMBONE DR  
BRYCEVILLE, FL 32009

2024

05-1S-24-0000-0004-0020



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 20        | FACE BRICK 100 |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 03        | COMP SHNGL 100 |
| Interior Wall            | 05        | DRYWALL 100    |
| Interior Floo            | 14        | CARPET 70      |
| Interior Floo            | 08        | SHT VINYL 30   |
| 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     |                |
| BUD8 Adjustme            | 06        | DIST 1D 100    |
| Occupancy                | 00        | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 08      |
| NEIGHBORHOOD/LOC | 8001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,795            | 100         | 1,795        | 160,758              |
| BAS       | 368              | 100         | 368          | 32,958               |
| FGR       | 720              | 55          | 396          | 35,466               |
| FOP       | 19               | 30          | 6            | 537                  |
| PTO       | 144              | 5           | 7            | 627                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,046 |  | 2,572 | 230,346 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |
| 2              | 0940       | SHEDS/PORT  | 0 100   | 10 | 10 | 100.00 | SF | 30.00    | 30.00          |
| 3              | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 843.00 | SF | 5.20     | 5.20           |
| 4              | 0810       | CONCRETE A  | 0 100   | 25 | 15 | 375.00 | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000115   | C   | SFR ACRES            | 100 | 0007 | OR       | 0.00  | 0.00  | 5.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/05/2020 | BY | TWA |
|-------------|------------|----|-----|

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                  |     |           |             |                |                |      |      |      |      |       |        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE                                                                                                                                                                                                                                                                                                                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0900                                                                                                                                                                                                                                                                                                                                                                | 01  | 2,572     | 92.4480     | 115.56         | 297,220        | 1978 | 1993 | 0    | 0    | 22.50 | 77.50  |  |
| 1 SNGL FAM - 100% - 2021 Heated Area: 2163 HX Base Yr 2021                                                                                                                                                                                                                                                                                                          |     |           |             |                |                |      |      |      |      |       |        |  |
| <div><div><div>23</div><div>9</div><div>16</div><div>BAS 2012</div><div>16</div><div>PTO 1993</div><div>16</div></div><div><div>23</div><div>9</div><div>30</div><div>FGR 1993</div><div>30</div><div>BAS 1993</div><div>30</div></div><div><div>24</div><div>8</div><div>52</div><div>24</div><div>24</div><div>5</div><div>FOP 1993</div><div>2</div></div></div> |     |           |             |                |                |      |      |      |      |       |        |  |
| 7400 HAMBONE DR, BRYCEVILLE                                                                                                                                                                                                                                                                                                                                         |     |           |             |                |                |      |      |      |      |       |        |  |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/22/2023 |
| INC DATE |  | AG DATE   | MLU        |

| 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 |
|-----|------------|-------------|---------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1978    | 1978        | 3 | 42     | 1,470           |       |
| 2   | 0940       | SHEDS/PORT  | 0 100   | 10 | 10 | 100.00 | SF | 30.00    | 30.00          | 100       | 1980    | 1980        | 3 | 20     | 600             |       |
| 3   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 843.00 | SF | 5.20     | 5.20           | 100       | 1980    | 1980        | 3 | 32.5   | 1,425           |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 25 | 15 | 375.00 | SF | 6.50     | 6.50           | 100       | 1999    | 1999        | 3 | 77     | 1,877           |       |

| TOTAL OB/XF |          |       |       |             |           |     |          |        |         |            |                |        | 5,372 |  |  |
|-------------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|--------|-------|--|--|
| R D         | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |       |  |  |
| 07          | OR       | 0.00  | 0.00  | 5.00        | AC        |     | 1.00     | 1.00   | 1.00    | 16,000.00  | 16,000.00      |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |
|             |          |       |       |             |           |     |          |        |         |            |                |        |       |  |  |

|              |      |                   |        |         |   |               |   |         |        |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|
| Total Acres: | 5.00 | Total Land Value: | 80,000 | Market: | 0 | Agricultural: | 0 | Common: | 80,000 |
|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |              |  |  |  |  | PAGE 1 of 2 |  |  |  | 6 |
|---------------------------|--|--|--|--|--------------|--|--|--|--|-------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |              |  |  |  |  | STANDARD    |  |  |  |   |
| VALUATION BY              |  |  |  |  | Tax Group: 6 |  |  |  |  | Tax Dist:   |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 242,346      |  |  |  |  |             |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 5,372        |  |  |  |  |             |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 80,000       |  |  |  |  |             |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 327,718      |  |  |  |  |             |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  | 71,796       |  |  |  |  |             |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  | 255,922      |  |  |  |  |             |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000       |  |  |  |  | HX HB       |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 205,922      |  |  |  |  |             |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 327,718      |  |  |  |  |             |  |  |  |   |
| NCON VALUE                |  |  |  |  | 0            |  |  |  |  |             |  |  |  |   |
| INCOME VALUE              |  |  |  |  |              |  |  |  |  |             |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 319,142      |  |  |  |  |             |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R1514616   | REPAIR/RRF  | 0      | 09/30/2015 |
| B995902    | GARAGE      | 25,000 | 01/03/1999 |
| 8040       | NEW CONSTR  | 70,773 | 04/29/1992 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2376/1382                      | 7/06/2020 | WD           | Q      | I      | 01        | 299,900       |  |
| GRANTOR: O'NEAL DANIEL L & BET |           |              |        |        |           |               |  |
| GRANTEE: DENMARK BRANDON K &   |           |              |        |        |           |               |  |
| 0756/1624                      | 4/12/1996 | WD           | Q      | I      |           | 105,900       |  |
| GRANTOR: ORTAGUS LEON C        |           |              |        |        |           |               |  |
| GRANTEE: O'NEAL DANIEL & BET   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W52 PTO=[YR=1993] N16 W9 BAS=[YR=2012] W23 S16 FGR=[YR=1993] S30 E24 N30 W24 \$ E23 N16 \$ S16 E9 \$ W8 S30 E24 FOP=[YR=1993] S2 E7 N2 W1 N1 W5 S1 W1 \$ E1 N1 E5 S1 E30 N30 \$ . |  |  |  |  |  |  |  |  |  |

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