PT OF S1/2 OF NE1/4 OF NE1/4
IN OR 2044/802

AGUILERA ADAM/BECKERS AMANDA
1848 DB HICKS RD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

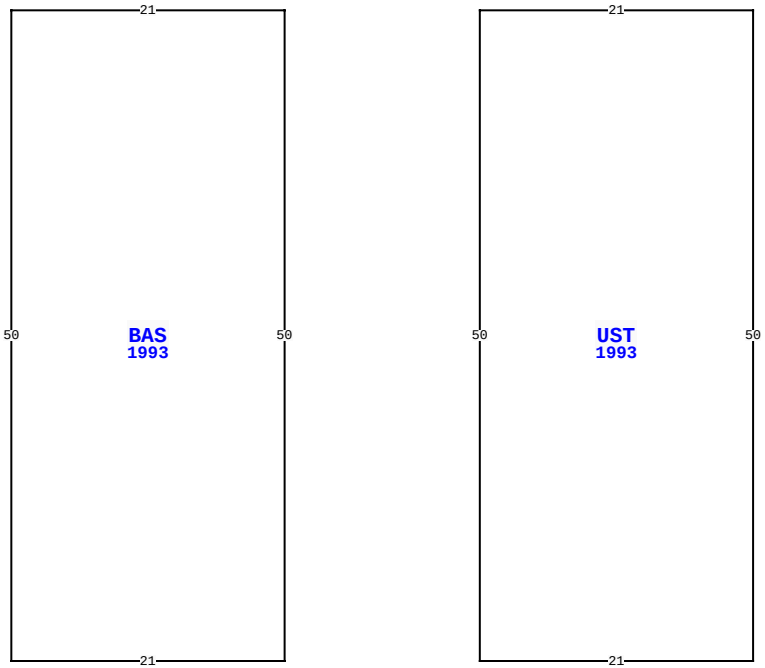
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	75,004
UST	1,050	45	472	33,716
TOTALS	2,100		1,522	108,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,522	98.9400	93.99	143,053	1971	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 50% - 2023 Heated Area: 1050 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

1848 DB HICKS RD, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,720
TOTAL MARKET OB/XF VALUE		1,122
TOTAL LAND VALUE - MARKET		115,250
TOTAL MARKET VALUE		225,092
SOH/AGL Deduction		0
ASSESSED VALUE		225,092
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		175,092
TOTAL JUST VALUE		225,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0802	4/15/2016	WD	U	I	37	40,900
GRANTOR: GALLAGHER PATRICK J						
GRANTEE: AQUILERA ADAM & AMA						
2044/0799	4/05/2016	QC	U	I	11	36,900
GRANTOR: MCCAFFERY ARCADIA G &						
GRANTEE: GALLAGHER PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S50 E21 N50$ PTR= E15 UST=[YR=1993] E21 S50 W21 N50$ 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	0940	SHEDS/PORT	0	50	11	17	187.00	SF	30.00	30.00	100	1970	1970	3	20	1,122	

LAND DESCRIPTION

TOTAL OB/XF 1,122

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	000110	C	SFR RURAL	50	0005	OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	25,000.00	25,000.00	115,250							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 4.61 Total Land Value: 115,250 Market: 0 Agricultural: 0 Common: 115,250 PRINTED 08/06/2024 BY SYS