

PT OF S1/2 OF NE1/4 OF NE1/4
OR 339/58 & OR 353/261 & 262
PARCELS 1-8 & 1-9

WILKINSON LUCIA ROSE MARIE
1776 D B HICKS ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0001-0080



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	06	CUST PANEL 10	
Interior Floo	14	CARPET 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	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	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,904	100	1,904
FGR	504	55	277
FOP	90	30	27
FST	60	55	33
TOTALS	2,558		2,241
			236,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,241	104.0760	130.10	291,554	1985	1985	0	0	0 19.00	81.00	
1 SNGL FAM - 100% - 0												
Heated Area: 1904												
HX Base Yr												
1776 DB HICKS RD, BRYCEVILLE												
06/16/2023 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985
2	1242	WD DECK A	0	100	0	0	408.00	SF	10.00	10.00	100	1986
3	0861	POOL GUNIT	0	100	16	31	496.00	SF	85.00	85.00	100	1986
4	0845	KOOL DECK	0	100	0	0	442.00	SF	7.25	7.25	100	1986
5	0350	CARPORT WD	0	100	32	16	512.00	SF	9.36	9.36	100	2000
6	0350	CARPORT WD	0	100	35	18	630.00	SF	13.00	13.00	100	2018

1776 DB HICKS RD, BRYCEVILLE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030		
408.00	SF	10.00	10.00	100	1986	1986	3	20	816		
496.00	SF	85.00	85.00	100	1986	1986	3	20	8,432		
442.00	SF	7.25	7.25	100	1986	1986	3	49.5	1,586		
512.00	SF	9.36	9.36	100	2000	2000	3	20	958		
630.00	SF	13.00	13.00	100	2018	2018	3	82	6,716		

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.62	AC		1.00

TOTAL OB/XF	20,538											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	19,000.00	19,000.00	144,780									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	236,159		
TOTAL MARKET OB/XF VALUE	20,538		
TOTAL LAND VALUE - MARKET	144,780		
TOTAL MARKET VALUE	401,477		
SOH/AGL Deduction	222,346		
ASSESSED VALUE	179,131		
TOTAL EXEMPTION VALUE	WX DX HX HB		
BASE TAXABLE VALUE	119,131		
TOTAL JUST VALUE	401,477		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	391,521		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008364	CARPORT	15,057	08/15/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0339/0058	6/01/1981	WD	Q	V		1,000	

GRANTOR:	
GRANTEE:	

BUILDING DIMENSIONS												
BAS=[YR=1993] W17 N2 W6 S2 W8 N2 W6 S2 W8 N2 W11 S2 W14												
FST=[YR=1993] W10 S6 FGR=[YR=1993] S24 E21 N24 W21 \$ E10 N6\$												
S6 E11 S22 E11 FOP=[YR=1993] S10 E9 N10 W9\$ E9 S10 E14 N10												
E25 N28\$.												