PT OF W1/2 OF NE1/4
IN OR 1039/656

PERDUE LIVING TRUST/PERDUE JERRY L TRUSTEE
1622 D B HICKS ROAD
BRYCEVILLE, FL 32009-1353

2024

08-1S-23-0000-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

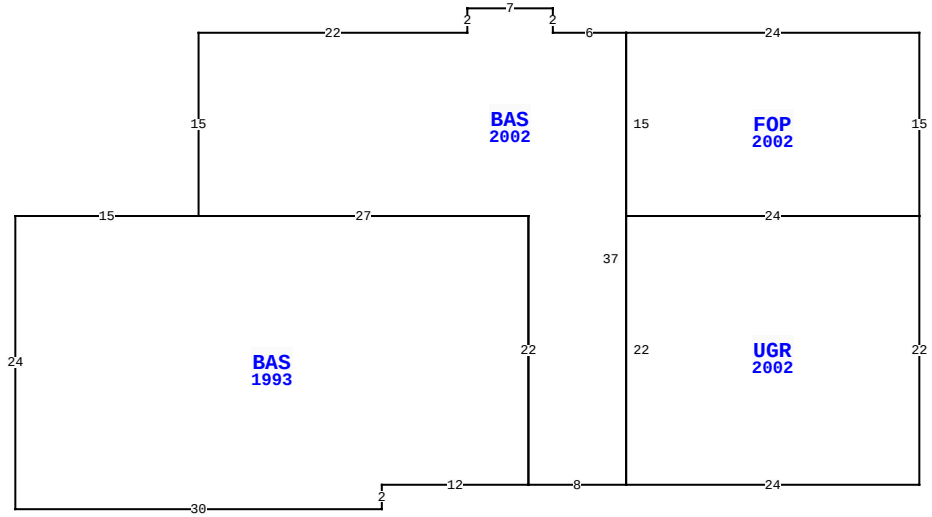
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	984	100	984	81,088
BAS	715	100	715	58,920
FOP	360	30	108	8,900
UGR	528	45	238	19,612
TOTALS	2,587		2,045	168,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	103.8800	98.69	201,821	1986	1986	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 1699 HX Base Yr



1622 DB HICKS 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		168,521
TOTAL MARKET OB/XF VALUE		4,771
TOTAL LAND VALUE - MARKET		75,250
TOTAL MARKET VALUE		248,542
SOH/AGL Deduction		118,345
ASSESSED VALUE		130,197
TOTAL EXEMPTION VALUE	DX HX HB SL	130,197
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		248,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004062	REPAIR/RRF	0	03/15/2022
R023922	REPAIR/RRF	4,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0656	2/22/2002	WD	U	I	01	100
GRANTOR: PERDUE JERRY L & SAND						
GRANTEE: PERDUE JERRY L & SA						
0246/0011	8/01/1977	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0681	POLE SHED	0	100	21	38	798.00	SF	15.00	15.00	100	1980	1980	3	20	2,394	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	1987	1987	3	20	1,792	
3	0479	VF PICKET	0	100	0	0	144.00	LF	7.00	7.00	100	2002	2002	3	58	585	

BUILDING DIMENSIONS

FOP=[YR=2002] W24 BAS=[YR=2002] W6 N2 W7 S2 W22 S15
BAS=[YR=1993] W15 S24 E30 N2 E12 N22 W27 $ E27 S22 E8
UGR=[YR=2002] E24 N22 W24 S22 $ N37 $ S15 E24 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 4,771

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	0005	OR	0.00	0.00	3.01	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,250							

REVIEW DATE 07/08/2024 BY WWA Total Acres: 3.01 Total Land Value: 75,250 Market: 0 Agricultural: 0 Common: 75,250 PRINTED 08/06/2024 BY SYS