PT OF W1/2 OF NE1/4
IN OR 2243/1648
R106435 & 106436

WILSON JIMMIE FRANK
1648 DB HICKS ROAD
BRYCEVILLE, FL 32009

2024

08-1S-23-0000-0002-0150

BUILDING CHARACTERISTICS

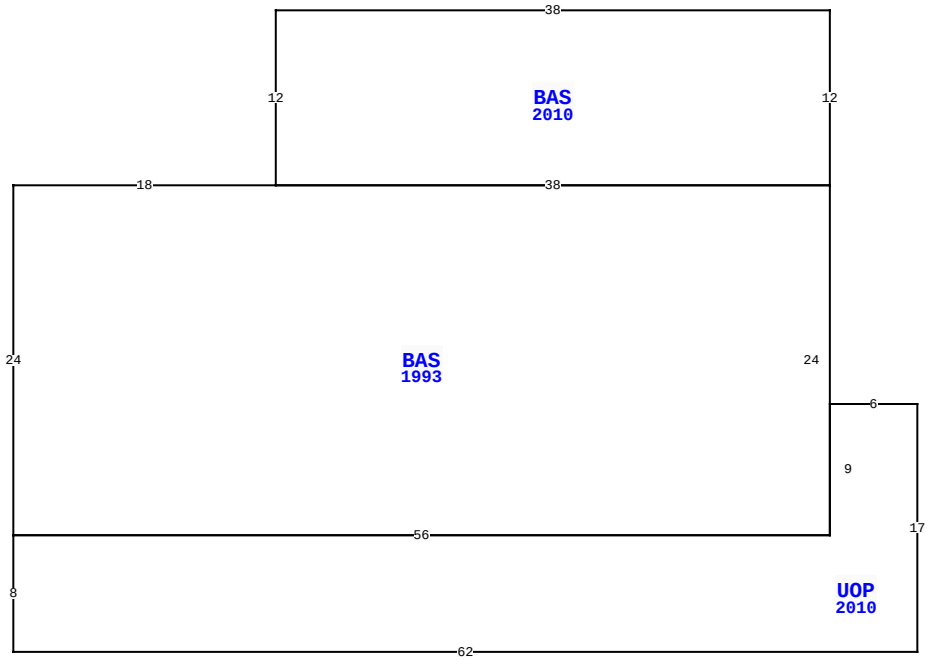
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	36,014
BAS	456	100	456	12,219
UOP	550	25	138	3,698
TOTALS	2,350		1,938	51,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,938	127.6000	89.32	173,102	1979	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2020 Heated Area: 1800 HX Base Yr 2020



1648 DB HICKS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,931
TOTAL MARKET OB/XF VALUE		7,732
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		142,163
SOH/AGL Deduction		51,789
ASSESSED VALUE		90,374
TOTAL EXEMPTION VALUE	HX HB SX	90,374
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1648	12/14/2018	WD	Q	I	01	83,400
GRANTOR: DE PAUW DENNIS L & JU						
GRANTEE: WILSON JIMMIE FRANK						
0769/0988	8/27/1996	WD	Q	I		57,000
GRANTOR: HARRISON LARRY D & CO						
GRANTEE: DE PAUW & VITETTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W38 S12 BAS=[YR=1993] W18 S24 UOP=[YR=2010] S8 E62 N17 W6 S9 W56$ E56 N24 W38$ E38 N12$.

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	0866	POOL FIBER	0	100	0	0	480.00	SF	72.00	72.00	100	1980	1980	3	20	6,912	
2	0845	KOOL DECK	0	100	0	0	348.00	SF	7.25	7.25	100	1980	1980	3	32.5	820	

LAND DESCRIPTION

TOTAL OB/XF 7,732

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.30	AC		1.00	1.00	1.00	25,000.00	25,000.00	82,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 3.30 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 08/06/2024 BY SYS