IN OR 1423/1496

HILAMAN DOUGLAS S & DEANNA S
6421 CR 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0004-0280

BUILDING CHARACTERISTICS

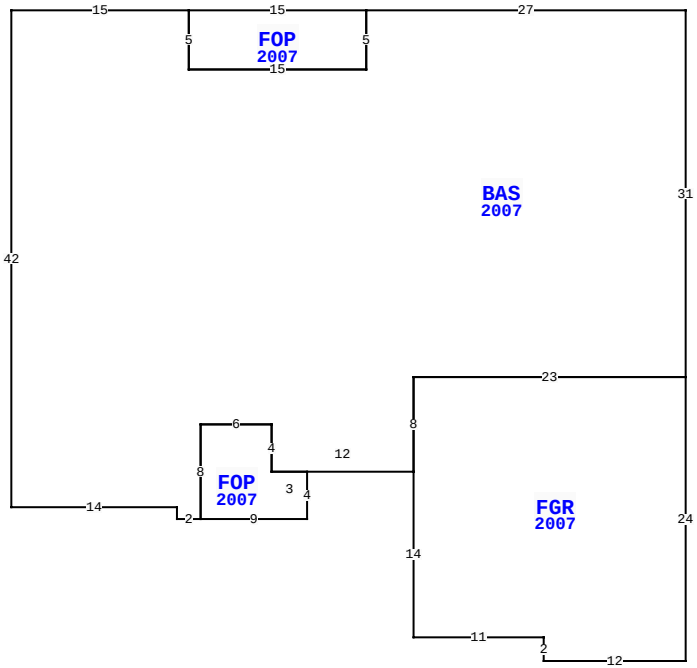
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,990	100	1,990	269,247
FGR	530	55	292	39,508
FOP	60	30	18	2,436
FOP	75	30	22	2,977
TOTALS	2,655		2,322	314,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,322	122.9998	153.75	357,008	2007	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2000 Heated Area: 1990 HX Base Yr 2000



6421 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,023
TOTAL MARKET OB/XF VALUE		7,736
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		407,759
SOH/AGL Deduction		217,710
ASSESSED VALUE		190,049
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,049
TOTAL JUST VALUE		407,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012138	24X35 FGR W/CRT	40,572	12/07/2020
E18182	ELEC OTHER	3,500	10/01/2006
M12105	MECH OTHER	0	10/01/2006
P11559	OTHER	0	09/01/2006
C18403	CO ISSUED	0	08/01/2006
B18403	NEW CONSTR	208,975	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/1496	6/28/2006	WD	U	I	01	100
GRANTOR: HILAMAN DEANNA S & DO						
GRANTEE: HILAMAN DOUGLAS S &						
0866/1778	2/08/1999	QC	U	I	01	100
GRANTOR: SHUMATE VALERIE DAWN						
GRANTEE: HILAMAN DEANNA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 FOP=[YR=2007] W15 S5 E15 N5$ S5 W15 N5 W15 S42 E14 S1 E2 FOP=[YR=2007] E9 N4 W3 N4 W6 S8$ N8 E6 S4 E12 FGR=[YR=2007] S14 E11 S2 E12 N24 W23 S8$ N8 E23 N31$.

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	100	8	6	48.00	SF	21.30	21.30	100	1999	1999	3	20	204	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	2007	2007	3	88	3,478	
4	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2021	2021	3	99	869	

LAND DESCRIPTION

TOTAL OB/XF 7,736

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	000100	C	SFR	100		OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 02/01/2022 BY TW Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/06/2024 BY SYS

IN OR 1423/1496

HILAMAN DOUGLAS S & DEANNA S
6421 CR 119
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0004-0280

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

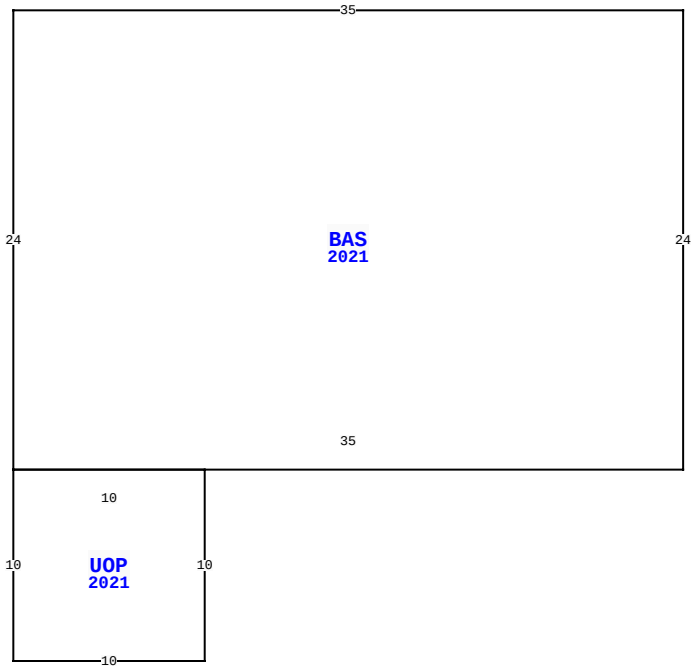
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	16,464
UOP	100	20	20	392
TOTALS	940		860	16,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	860	57.1320	20.00	17,200	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2000 Heated Area: 840 HX Base Yr 2000



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TOTAL JUST VALUE		407,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R09635	REPAIR/RRF	5,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/1496	6/28/2006	WD	U	I	01	100
GRANTOR: HILAMAN DEANNA S & DO						
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0866/1778	2/08/1999	QC	U	I	01	100
GRANTOR: SHUMATE VALERIE DAWN						
GRANTEE: HILAMAN DEANNA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S24 UOP=[YR=2021] S10 E10 N10 W10$ E35 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2022 BY TW Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/06/2024 BY SYS