

PT NE1/4
IN OR 2636/172
(EX PT IN OR 2565/39)

KELLUM AUSTIN LEONARD & RACHEL DENISE
3578 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2024

24-1N-23-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 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

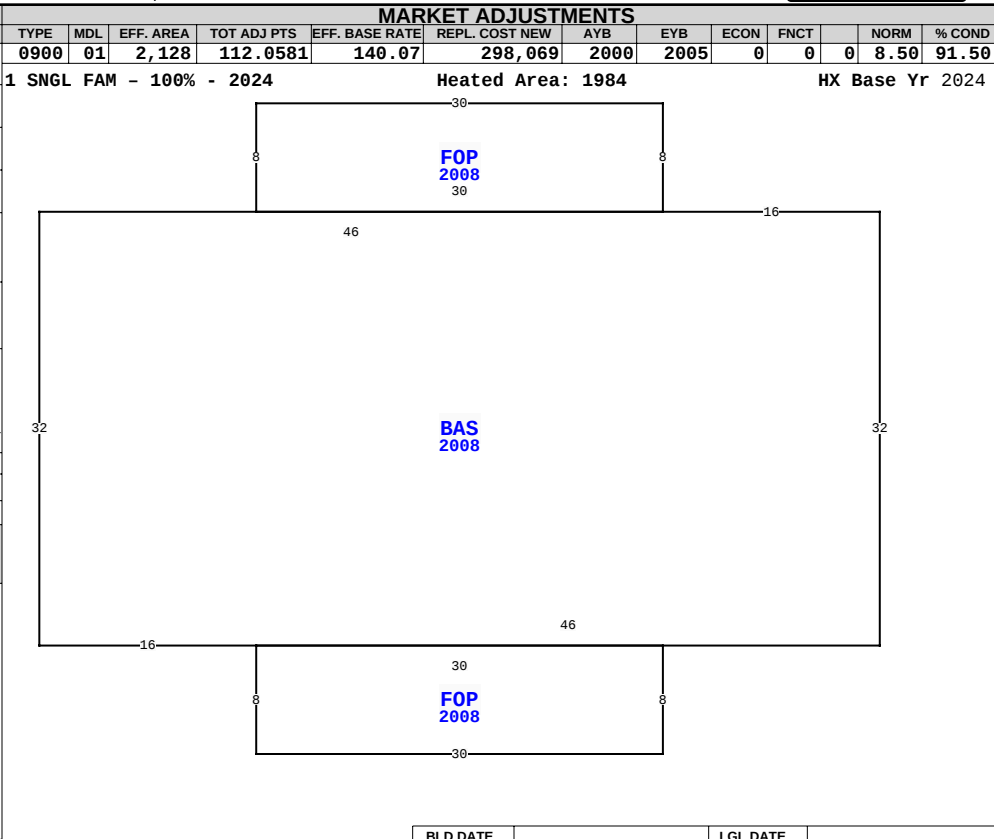
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	254,278
FOP	240	30	72	9,228
FOP	240	30	72	9,228
TOTALS	2,464		2,128	272,733

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3
2	0681	POLE SHED	0 100	0	0	342.00	SF	15.00	15.00	100	2004	2004	3

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	% COND
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	14.84	AC		1.00	1.00

REVIEW DATE 06/16/2022 BY TWA



3578 HAMP HICKS RD, BRYCEVILLE	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
4,787													

Total Acres: 14.84 Total Land Value: 222,600 Market: 0 Agricultural: 0 Common: 222,600

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					272,733				
TOTAL MARKET OB/XF VALUE					4,787				
TOTAL LAND VALUE - MARKET					222,600				
TOTAL MARKET VALUE					500,120				
SOH/AGL Deduction					53,146				
ASSESSED VALUE					446,974				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					396,974				
TOTAL JUST VALUE					500,120				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					488,146				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10010331	REPAIR/RRF	0	10/27/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2636/174	4/28/2023	WD	U	I	11	100			
GRANTOR: HENDRIX JERRALD D									
GRANTEE: KELLUM AUSTIN LEONA									
2636/172	4/28/2023	PR	U	I	19	580,000			
GRANTOR: HENDRIX JERRALD D AS									
GRANTEE: KELLUM AUSTIN LEONA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W16 FOP=[YR=2008] N8 W30 S8 E30\$ W46 S32 E16 FOP=[YR=2008] S8 E30 N8 W30\$ E46 N32\$.									