PT OF NE1/4
IN OR 2591/1678
EX 1-13

STARR FRANKLIN P & LINDA J/
3439 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2024

24-1N-23-0000-0001-0090

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

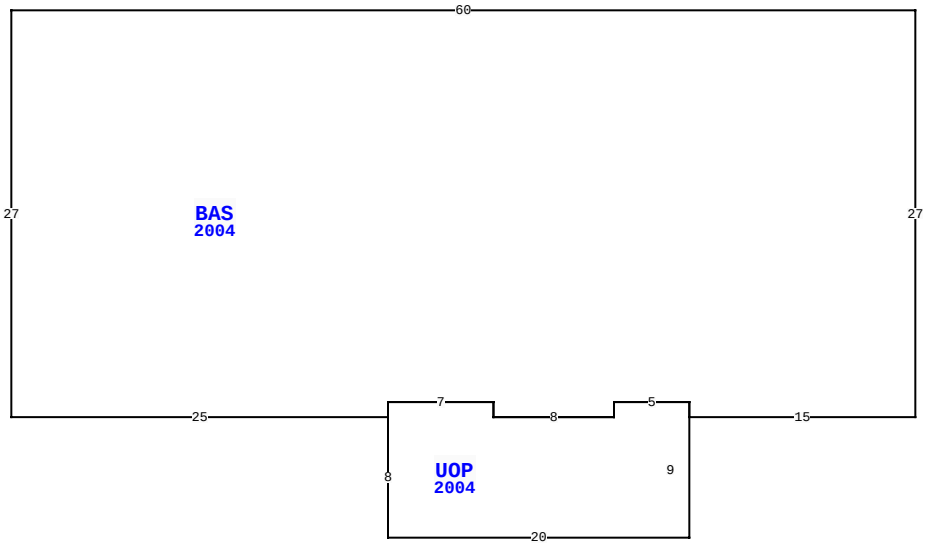
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	71,520
UOP	172	25	43	1,913
TOTALS	1,780		1,651	73,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,651	128.9200	96.69	159,635	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2006 Heated Area: 1608 HX Base Yr 2006



3439 HAMP 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		73,432
TOTAL MARKET OB/XF VALUE		27,859
TOTAL LAND VALUE - MARKET		122,500
TOTAL MARKET VALUE		223,791
SOH/AGL Deduction		115,264
ASSESSED VALUE		108,527
TOTAL EXEMPTION VALUE	VX HX HB	55,000
BASE TAXABLE VALUE		53,527
TOTAL JUST VALUE		223,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013403	MH MOVE-ON	0	02/01/2001
B0107994	FOUNDATION	2,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1678	9/20/2022	WD	U	I	11	100
GRANTOR: STARR FRANKLIN P						
GRANTEE: STARR FRANKLIN P &						
1291/0027	1/27/2005	WD	U	I	23	136,000
GRANTOR: STOTT KEITH A &						
GRANTEE: STARR FRANKLIN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E25 UOP=[YR=2004] S8 E20 N9 W5 S1 W8 N1 W7 S1$ N1 E7 S1 E8 N1 E5 S1 E15 N27$.

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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	29	12,180	
2	0756	FEP	0	100	20	13	260.00	SF	27.00	27.00	100	2003	2003	3	21	1,474	
3	0812	CONCRETE C	0	100	0	0	2,439.00	SF	4.00	4.00	100	2003	2003	3	83	8,097	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
5	0681	POLE SHED	0	100	16	30	480.00	SF	15.00	15.00	100	2006	2006	3	44	3,168	

LAND DESCRIPTION

TOTAL OB/XF 27,859

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	4.90	AC		1.00	1.00	1.00	25,000.00	25,000.00	122,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.90 Total Land Value: 122,500 Market: 0 Agricultural: 0 Common: 122,500 PRINTED 08/06/2024 BY SYS