

PT NE1/4 OF SEC 24-1N-23E IN
OR 1430/119 & OR 1448/213 &
ESMT'S IN OR 730/79,OR 734/9 &

GALLEN DAVID W & KANDACE/
3985 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2024

24-1N-23-0000-0001-0110



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 90
Interior Floo	12	HARDWOOD 10
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
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	1,624	100	1,624	146,652
FSP	128	40	51	4,605
FSP	192	40	77	6,953
UAT	144	10	14	1,265

TOTALS	2,088		1,766	159,475
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	
3	0572	JUNK MH	0 100	50	23	1.00	UT	500.00	
4	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	27.33

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,766	106.5000	101.18	178,684	2001	2001	0	0	10.75	89.25

1 SINGLE FAM - 100% - 2010

Heated Area: 1624

HX Base Yr 2010

16

32

8

8

16

22

24

8

24

13

24

43

FSP
2013

BAS
2001

FSP
2013

12

12

12

12

UAT
2002

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/19/2023

MLU

TOTAL OB/XF 4,899													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	13.00	100	1987	1987	3
3	0572	JUNK MH	0 100	50	23	1.00	UT	500.00	500.00	100	0	0	3
4	0810	CONCRETE A	0 100	24	20	480.00	SF	6.50	6.50	100	2010	2010	3

TOTAL OB/XF 4,899													
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	27.33	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		159,475	
TOTAL MARKET OB/XF VALUE		4,899	
TOTAL LAND VALUE - MARKET		382,620	
TOTAL MARKET VALUE		546,994	
SOH/AGL Deduction		326,615	
ASSESSED VALUE		220,379	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		170,379	
TOTAL JUST VALUE		546,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		541,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014911	H/AC	0	03/01/2001
E0177149	NEW CONSTR	0	02/01/2001
P014500	NEW CONSTR	0	02/01/2001
B0107879	NEW CONSTR	90,000	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/0213	9/18/2006	WD	U	I	16	150,000
GRANTOR: HEWETT DAVE H & GLEND						
GRANTEE: GALLEN DAVID W & KA						
1430/0119	7/24/2006	WD	Q	I		390,000
GRANTOR: MATTHEWS MICHAEL J &						
GRANTEE: GALLEN DAVID W & KA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2001] W32 FSP=[YR=2013] W16 S8 E16 N8 \$ S8 W16 S22 FSP=[YR=2013] S8 E24 N8 W24 \$ E24 S13 E24 N43 \$ PTR= E15 UAT=[YR=2002] E12 S12 W12 N12 \$ W15 \$.													