

SE1/4 OF NE1/4  
IN OR 2166/1898  
OR 85/309 & L/E OR 711/1526

WARREN LUCRETIA M & BRUCE A  
7779 DAVID HUNT RD  
BRYCEVILLE, FL 32009

2024

28-1S-23-0000-0002-0000



| BUILDING CHARACTERISTICS                                                                                                                                |                  |                  |                      |                      |                                |          |        |       |             | MARKET ADJUSTMENTS         |           |           |             |                |                |                 |            |                             |      | NASSAU COUNTY PROPERTY |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|----------------------|----------------------|--------------------------------|----------|--------|-------|-------------|----------------------------|-----------|-----------|-------------|----------------|----------------|-----------------|------------|-----------------------------|------|------------------------|-------|--------|----------|--------|--|--|--|--|--|-----------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                            |                  |                  |                      |                      |                                |          |        |       |             | VALUATION SUMMARY          |           |           |             |                |                |                 |            |                             |      | PAGE 1 of 2            |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                                 | CD               |                  |                      |                      |                                |          |        |       |             | TYPE                       | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB        | ECON                        | FNCT |                        | NORM  | % COND |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                           | 05               | AVERAGE 60       |                      |                      |                                |          |        |       |             | 0100                       | 01        | 2,532     | 69.4944     | 66.02          | 167,163        | 1900            | 1900       | 0                           | 0    | 0                      | 50.00 | 50.00  | STANDARD |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                           | 01               | MINIMUM 40       |                      |                      |                                |          |        |       |             | 1 SINGLE FAM - 100% - 2018 |           |           |             |                |                |                 |            |                             |      | Heated Area: 2340      |       |        |          |        |  |  |  |  |  | HX Base Yr 2018 |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                                          | 03               | GABLE/HIP 100    |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                              | 03               | COMP SHNGL 100   |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                           | 02               | WALL BD/WD 100   |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                          | 14               | CARPET 90        |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                                          | 07               | CORK/VTILE 10    |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                           | 03               | CENTRAL 100      |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                            | 04               | AIR DUCTED 100   |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                                |                  | 3 100            |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                               |                  | 1 100            |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                                   | 02               | WOOD FRAME 100   |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                                 | 1.               | 1. 100           |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                                   |                  | 0 100            |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                           | 06               | DIST 1D 100      |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                               | 00               | NONE 100         |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                                 | 02               | Quality Level 02 |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                                | 5000IMPROVED AG  |                  |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                                 |                  |                  |                      |                      |                                |          |        |       | MKT AREA    |                            |           |           |             |                |                |                 | 09         |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                        | 9001.00          |                  |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                               | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA         | SUBAREA MARKET VALUE |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                                     | 2,340            | 100              | 2,340                | 77,244               |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                                     | 240              | 80               | 192                  | 6,338                |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                                  | 2,580            |                  | 2,532                | 83,582               |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                          |                  |                  |                      |                      | 7779 DAVID HUNT RD, BRYCEVILLE |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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      |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                       | 0510             | GARAGE WD-       | 0                    | 100                  | 24                             | 24       | 576.00 | SF    | 35.00       | 35.00                      | 100       | 1992      | 1992        | 3              | 20             | 4,032           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                       | 0510             | GARAGE WD-       | 0                    | 100                  | 22                             | 16       | 352.00 | SF    | 26.95       | 26.95                      | 100       | 1985      | 1985        | 3              | 20             | 1,897           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                       | 0680             | POLE SHED        | 0                    | 100                  | 16                             | 10       | 160.00 | SF    | 10.00       | 10.00                      | 100       | 1985      | 1985        | 3              | 20             | 320             |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                                       | 1242             | WD DECK A        | 0                    | 100                  | 0                              | 0        | 515.00 | SF    | 10.00       | 10.00                      | 100       | 1991      | 1991        | 3              | 20             | 1,030           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                                       | 0681             | POLE SHED        | 0                    | 100                  | 28                             | 20       | 560.00 | SF    | 15.00       | 15.00                      | 100       | 1998      | 1998        | 3              | 26             | 2,184           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                                       | 0681             | POLE SHED        | 0                    | 100                  | 30                             | 24       | 720.00 | SF    | 15.00       | 15.00                      | 100       | 1998      | 1998        | 3              | 26             | 2,808           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                                       | 0510             | GARAGE WD-       | 0                    | 100                  | 24                             | 16       | 384.00 | SF    | 35.00       | 35.00                      | 100       | 1998      | 1998        | 3              | 26             | 3,494           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                                       | 0681             | POLE SHED        | 0                    | 100                  | 30                             | 12       | 360.00 | SF    | 15.00       | 15.00                      | 100       | 2021      | 2021        | 3              | 95             | 5,130           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                                       | 0681             | POLE SHED        | 0                    | 100                  | 30                             | 12       | 360.00 | SF    | 15.00       | 15.00                      | 100       | 2021      | 2021        | 3              | 95             | 5,130           |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 26,025                                                                                                                                      |                  |                  |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 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      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE  | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                | DECL  | FRZ    | YR       | CONSRV |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                                       | 005000           | C                | RURAL HOME           | 100                  | 0005                           | OR       | 0.00   | 0.00  | 2.00        | AC                         |           | 1.00      | 1.00        | 1.00           | 30,000.00      | 30,000.00       | 60,000     |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                                       | 005500           | A                | TIMBER 2 SI          | 0                    | 0005                           | OR       | 0.00   | 0.00  | 38.00       | AC                         |           | 1.00      | 1.00        | 1.00           | 555.00         | 555.00          | 21,090     |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                                       | 009910           | M                | MKT. VAL. AG         | 0                    |                                | OR       | 0.00   | 0.00  | 38.00       | AC                         |           | 1.00      | 1.00        | 1.00           | 8,000.00       | 8,000.00        | 304,000    |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 03/08/2022 BY TWA Total Acres: 40.00 Total Land Value: 81,090 Market: 304,000 Agricultural: 21,090 Common: 60,000 PRINTED 08/06/2024 BY SYS |                  |                  |                      |                      |                                |          |        |       |             |                            |           |           |             |                |                |                 |            |                             |      |                        |       |        |          |        |  |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |

SE1/4 OF NE1/4  
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2024

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| 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            |                  | 08          | SHT VINYL 50     |                      |
| Interior Floo            |                  | 13          | LVT/LAMNT 50     |                      |
| Air Condition            |                  | 03          | CENTRAL 100      |                      |
| Heating Type             |                  | 04          | AIR DUCTED 100   |                      |
| Bedrooms                 |                  |             | 3 100            |                      |
| Bathrooms                |                  |             | 2 100            |                      |
| Frame                    |                  | 02          | WOOD FRAME 100   |                      |
| Stories                  |                  | 0           | 0 100            |                      |
| Units                    |                  |             | 0 100            |                      |
|                          |                  |             |                  |                      |
| Quality                  |                  | 03          | Quality Level 03 |                      |
| DOR CODE                 |                  | 5000        | IMPROVED AG      |                      |
| MAP NUM                  |                  |             | MKT AREA         | 09                   |
| NEIGHBORHOOD/LOC         |                  | 9001        | 00               |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAS                      | 1,620            | 100         | 1,620            | 57,630               |
|                          |                  |             |                  |                      |
| TOTALS                   | 1,620            |             | 1,620            | 57,630               |

| MARKET ADJUSTMENTS                                                      |     |           |             |                   |                |      |      |                 |      |   |       |        |
|-------------------------------------------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|---|-------|--------|
| TYPE                                                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT |   | NORM  | % COND |
| 0820                                                                    | 02  | 1,620     | 121.0000    | 84.70             | 137,214        | 1993 | 1998 | 0               | 0    | 0 | 58.00 | 42.00  |
| 2 M/H 93- - 100% - 2018                                                 |     |           |             | Heated Area: 1620 |                |      |      | HX Base Yr 2018 |      |   |       |        |
| <div><div><div>27</div><div>BAS<br/>2019</div><div>27</div></div></div> |     |           |             |                   |                |      |      |                 |      |   |       |        |
|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
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|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
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|                                                                         |     |           |             |                   |                |      |      |                 |      |   |       |        |
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