



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

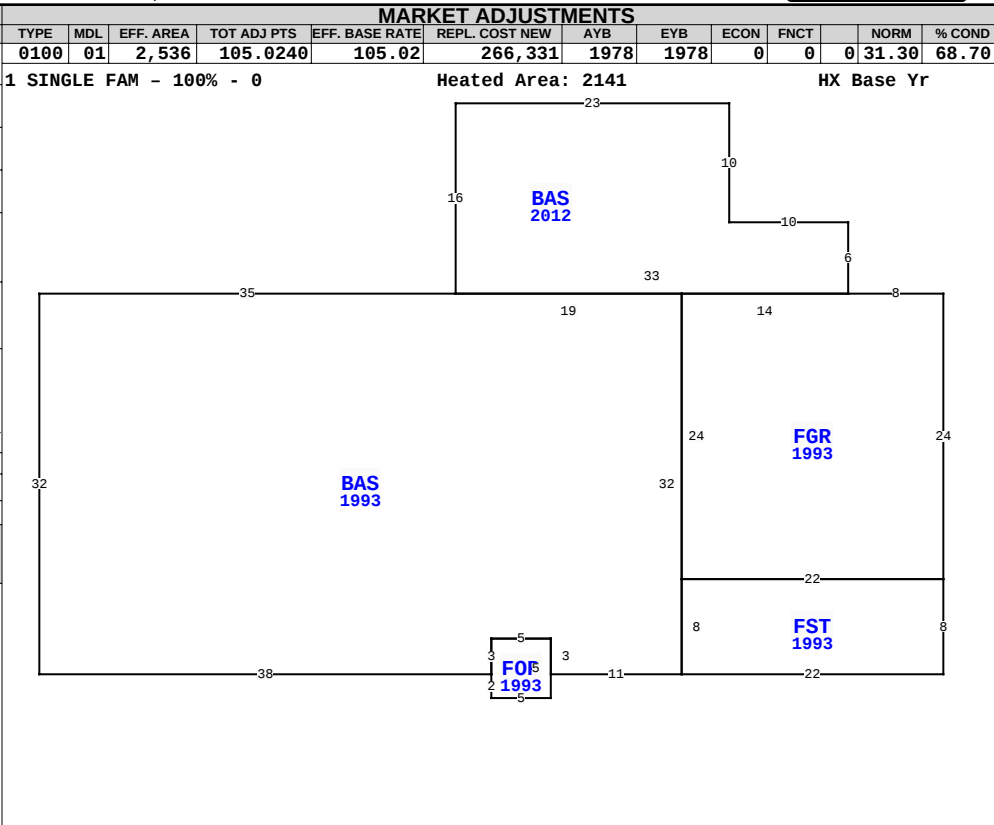
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1993	1,713	123,591
BAS	428	100	2012	428	30,880
FGR	528	55	1993	290	20,923
FOP	25	30	1993	8	577
FST	176	55	1993	97	6,998

TOTALS	2,870			2,536	182,969
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20
3	0350	CARPORT WD	0	100	23	12	276.00	SF	13.00
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00
5	0681	POLE SHED	0	100	30	21	630.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0007	OR	0.00	0.00	3.00

REVIEW DATE	01/14/2021	BY	WWA
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7409 HAMBONE DR, BRYCEVILLE	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	1983	1983	3	38	1,612	
3	0350	CARPORT WD	0	100	23	12	276.00	SF	13.00	13.00	100	1983	1983	3	20	718	
4	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	1983	1983	3	20	5,040	
5	0681	POLE SHED	0	100	30	21	630.00	SF	15.00	15.00	100	1983	1983	3	20	1,890	

TOTAL OB/XF													10,800	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00				

Total Acres: 3.00	Total Land Value: 90,000	Market: 0	Agricultural: 0	Common: 90,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		182,969	
TOTAL MARKET OB/XF VALUE		10,800	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		283,769	
SOH/AGL Deduction		151,103	
ASSESSED VALUE		132,666	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		76,944	
TOTAL JUST VALUE		283,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0251/0610		11/01/1977	WD	U	V		7,500		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W8 BAS=[YR=2012] N6 W10 N10 W23 S16									
BAS=[YR=1993] W35 S32 E38 FOP=[YR=1993] S2 E5 N5 W5 S3\$ N3									
E5 S3 E11 FST=[YR=1993] E22 N8 W22 S8\$ N32 W19\$ E33\$ W14 S24									
E22 N24\$.									