PT OF S1/2 OF NE1/4 OF NE1/4
OR 339/58 & OR 353/261 & 262
PARCELS 1-8 & 1-9

WILKINSON LUCIA ROSE MARIE
1776 D B HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0001-0080

BUILDING CHARACTERISTICS

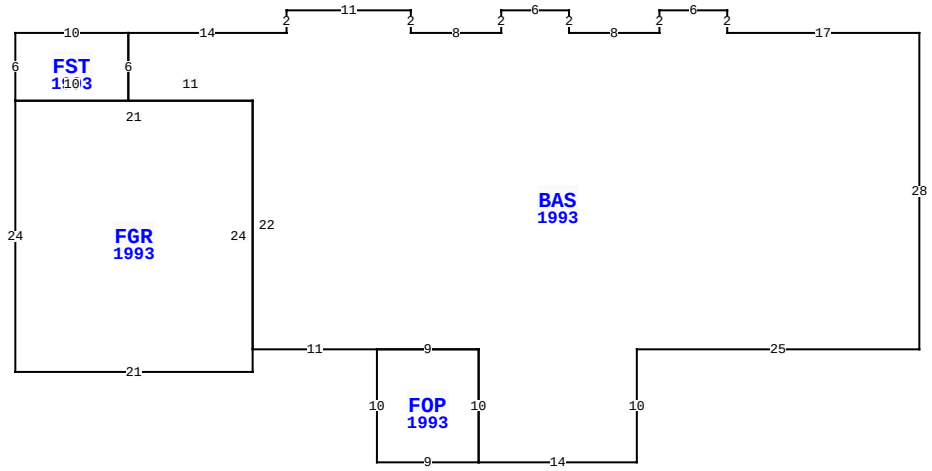
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1993	1,904	210,565
FGR	504	55	1993	277	30,633
FOP	90	30	1993	27	2,986
FST	60	55	1993	33	3,650
TOTALS	2,558			2,241	247,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,241	104.0760	137.38	307,869	1985	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 1904 HX Base Yr



1776 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		247,835
TOTAL MARKET OB/XF VALUE		20,060
TOTAL LAND VALUE - MARKET		148,590
TOTAL MARKET VALUE		416,485
SOH/AGL Deduction		232,159
ASSESSED VALUE		184,326
TOTAL EXEMPTION VALUE	WX DX HX HB	60,722
BASE TAXABLE VALUE		123,604
TOTAL JUST VALUE		416,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008364	CARPORT	15,057	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0339/0058	6/01/1981	WD	Q	V		1,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N2 W6 S2 W8 N2 W6 S2 W8 N2 W11 S2 W14 FST=[YR=1993] W10 S6 FGR=[YR=1993] S24 E21 N24 W21 $ E10 N6$ S6 E11 S22 E11 FOP=[YR=1993] S10 E9 N10 W9$ E9 S10 E14 N10 E25 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	1242	WD DECK A	0	100	0	0	408.00	SF	10.00	10.00	100	1986	1986	3	20	816	
3	0861	POOL GUNIT	0	100	16	31	496.00	SF	85.00	85.00	100	1986	1986	3	20	8,432	
4	0845	KOOL DECK	0	100	0	0	442.00	SF	7.25	7.25	100	1986	1986	3	47	1,506	
5	0350	CARPORT WD	0	100	32	16	512.00	SF	9.36	9.36	100	2000	2000	3	20	958	
6	0350	CARPORT WD	0	100	35	18	630.00	SF	13.00	13.00	100	2018	2018	3	78	6,388	

LAND DESCRIPTION

TOTAL OB/XF 20,060

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	000100	C	RES	100	0005	OR	0.00	0.00	7.62	AC		1.00	1.00	1.00	19,500.00	19,500.00	148,590							

REVIEW DATE 03/14/2019 BY TWX Total Acres: 7.62 Total Land Value: 148,590 Market: 0 Agricultural: 0 Common: 148,590 PRINTED 07/30/2025 BY SYS