PT OF E1/2 OF NW1/4
IN OR 910/1956 & OR 2067/449
{R334487}

MANNING NANCY A/MANNING JOHN L ET AL
1354 D B HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

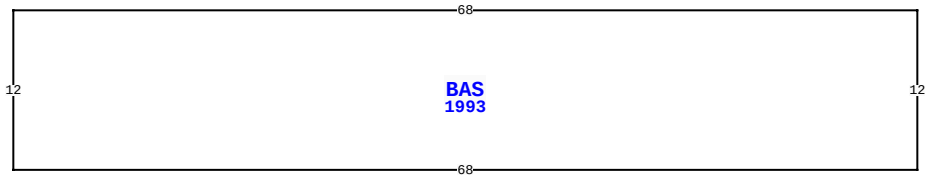
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	18,722
TOTALS	816			816	18,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	816	95.6000	76.48	62,408	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 50% - 0 Heated Area: 816 HX Base Yr



1354 D B HICKS RD, BRYCEVILLE

BLD DATE	03/27/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		166,991
TOTAL MARKET OB/XF VALUE		21,059
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		285,550
SOH/AGL Deduction		65,186
ASSESSED VALUE		220,364
TOTAL EXEMPTION VALUE	HA HAB WX SX	29,173
BASE TAXABLE VALUE		191,191
TOTAL JUST VALUE		285,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20281	ELEC OTHER	2,000	12/01/2007
M13521	MECH OTHER	0	12/01/2007
P12782	OTHER	0	10/01/2007
C20155	CO ISSUED	111,000	06/01/2007
B20155	NEW CONSTR	111,000	06/01/2007
R10520	REPAIR/RRF	3,000	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2067/0451	8/22/2016	FJ	U	I	11	0
GRANTOR: MANNING JOHN E EST						
GRANTEE: MANNING SHERRY LEE						
2067/0449	8/22/2016	FJ	U	I	11	0
GRANTOR: MANNING JOHN E EST						
GRANTEE: MANNING SHERRY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S12 E68 N12$.

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	1242	WD DECK A	0	50	10	10	100.00	SF	10.00	10.00	100	1989	1989	3	20	200	
2	0940	SHEDS/PORT	0	50	16	12	192.00	SF	20.10	20.10	100	1978	1978	3	20	772	
3	0681	POLE SHED	0	50	16	28	448.00	SF	15.00	15.00	100	1978	1978	3	20	1,344	
4	0940	SHEDS/PORT	0	50	12	16	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
5	0511	GARAGE CB-	0	50	26	24	624.00	SF	40.00	40.00	100	1993	1993	3	64	15,974	
6	0810	CONCRETE A	0	50	24	20	480.00	SF	6.50	6.50	100	1993	1993	3	64	1,997	

LAND DESCRIPTION

TOTAL OB/XF 21,059

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	50	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

PT OF E1/2 OF NW1/4
IN OR 910/1956 & OR 2067/449
{R334487}

MANNING NANCY A/MANNING JOHN L ET AL
1354 D B HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0050

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 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

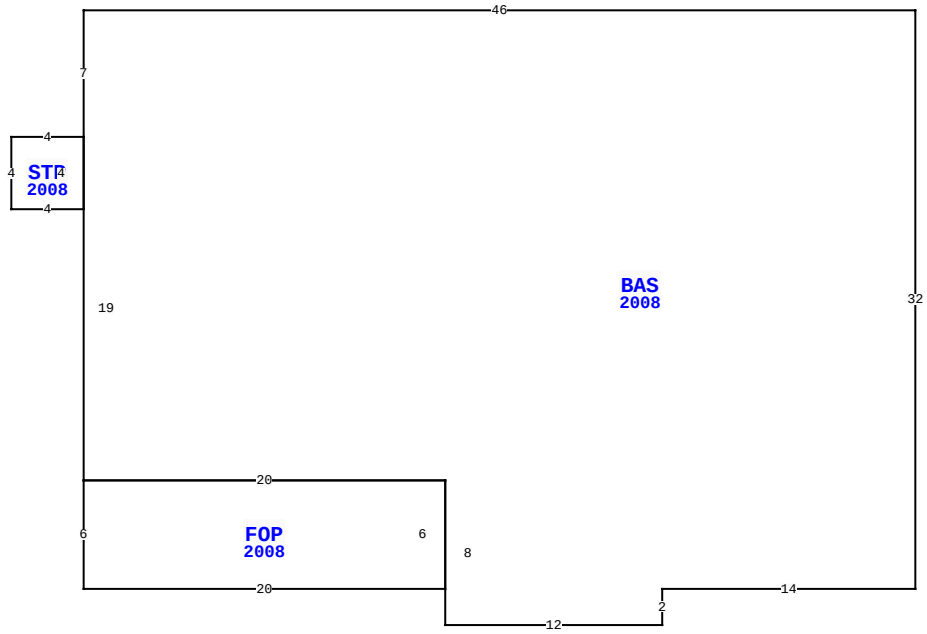
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	2008	1,376	144,284
FOP	120	30	2008	36	3,775
STP	16	10	2008	2	210
TOTALS	1,512			1,414	148,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,414	113.3600	113.36	160,291	2008	2008	0	0	0	7.50	92.50

3 SINGLE FAM – 0% - 0 Heated Area: 1376 HX Base Yr



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1354 D B HICKS RD, BRYCEVILLE

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BASE TAXABLE VALUE		191,191
TOTAL JUST VALUE		285,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93-482	XFOB	10,608	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2067/0451	8/22/2016	FJ	U	I	11	0
GRANTOR: MANNING JOHN E EST						
GRANTEE: MANNING SHERRY LEE						
2067/0449	8/22/2016	FJ	U	I	11	0
GRANTOR: MANNING JOHN E EST						
GRANTEE: MANNING SHERRY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W46S7STP=[YR=2008] W4S4E4N4$ S19FOP=[YR=2008] S6E20N6W20$E20S8E12 N2E14N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/20/2019 BY TWA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS