L/E OR 1650/1429
2007 KING DW/MH

BUCHAN JEFFERSON &/JOWERS ANNA MARIE &
1505 DB HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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		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	03	Quality Level 03

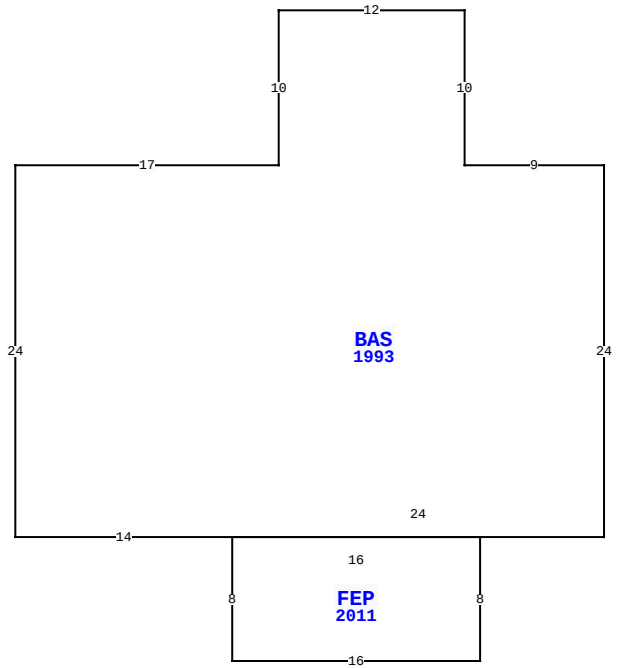
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	95,688
FEP	128	80	2011	102	9,458
TOTALS	1,160			1,134	105,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	113.4200	113.42	128,618	1960	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 25% - 2018 Heated Area: 1032 HX Base Yr 2018



1505 DB HICKS RD, BRYCEVILLE

BLD DATE		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		164,518
TOTAL MARKET OB/XF VALUE		1,917
TOTAL LAND VALUE - MARKET		185,055
TOTAL MARKET VALUE		351,490
SOH/AGL Deduction		74,613
ASSESSED VALUE		276,877
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		251,877
TOTAL JUST VALUE		351,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24716	REMODEL	9,620	05/01/2011
MH4841	MH MOVE-ON	0	11/01/2006
E18104	ELEC OTHER	0	09/01/2006
M12082	MECH OTHER	0	09/01/2006
P11551	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1650/1429	12/01/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S L/E						
GRANTEE: HARPER BRENDA ETAL						
1616/1073	4/24/2009	QC	U	I	11	100
GRANTOR: BUCHAN BARBARA S						
GRANTEE: HARPER BRENDA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12 S10 W17 S24 E14 FEP=[YR=2011] S8 E16 N8 W16$ E24 N24$.

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	0350	CARPORT WD	0	25	24	10	240.00	SF	13.00	13.00	100	2008	2008	3	31	967	
2	1242	WD DECK A	0	25	10	10	100.00	SF	10.00	10.00	100	2011	2011	3	45	450	
3	0572	JUNK MH	0	25	0	0	1.00	UT	500.00	500.00	100	1967	1967	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,917

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	25	0005	OR	0.00	0.00	9.49	AC		1.00	1.00	1.00	19,500.00	19,500.00	185,055							

REVIEW DATE 08/20/2019 BY TWA Total Acres: 9.49 Total Land Value: 185,055 Market: 0 Agricultural: 0 Common: 185,055 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

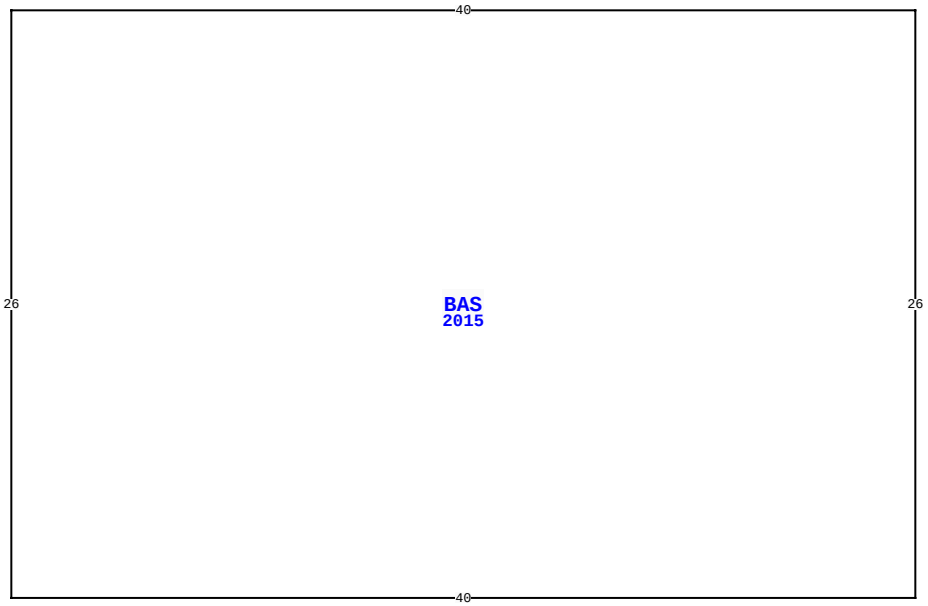
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2015	1,040	59,373
TOTALS	1,040			1,040	59,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,040	115.8000	98.43	102,367	2007	2007	0	0	0	42.00	58.00

3 M/H 94+ – 0% - 2018 Heated Area: 1040 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

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GRANTOR: BUCHAN BARBARA S						
GRANTEE: HARPER BRENDA ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W40 S26 E40 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 9.49 Total Land Value: 185,055 Market: 0 Agricultural: 0 Common: 185,055 PRINTED 07/30/2025 BY SYS