



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
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	984	100	1993	984	85,096
BAS	715	100	2002	715	61,833
FOP	360	30	2002	108	9,340
UGR	528	45	2002	238	20,582
TOTALS	2,587			2,045	176,852

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0681	POLE SHED	0	100	21	38			
2	0510	GARAGE WD-	0	100	16	16			
3	0479	VF PICKET	0	100	0	0			
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,045	103.8800	103.88	212,435	1986	1986	0	0	0 16.75	83.25
1 SINGLE FAM - 100% - 0 Heated Area: 1699 HX Base Yr											
1622 DB HICKS RD, BRYCEVILLE											

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				176,852	
TOTAL MARKET OB/XF VALUE				4,740	
TOTAL LAND VALUE - MARKET				90,300	
TOTAL MARKET VALUE				271,892	
SOH/AGL Deduction				137,919	
ASSESSED VALUE				133,973	
TOTAL EXEMPTION VALUE		DX HX HB SL		133,973	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				271,892	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				248,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004062	REPAIR/RRF	0	03/15/2022
R023922	REPAIR/RRF	4,000	02/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1039/0656	2/22/2002	WD	Q	I	01	100	
GRANTOR: PERDUE JERRY L & SAND							
GRANTEE: PERDUE JERRY L & SA							
0246/0011	8/01/1977	WD	Q	V		7,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2002] W24 BAS=[YR=2002] W6 N2 W7 S2 W22 S15 BAS=[YR=1993] W15 S24 E30 N2 E12 N22 W27 \$ E27 S22 E8 UGR=[YR=2002] E24 N22 W24 S22 \$ N37 \$ S15 E24 N15 \$.											