PT OF W1/2 OF NE1/4
IN OR 2055/1829
(EX 2-29)

BROCK JOHN P & SHELBY LANE
1688 D B HICKS RD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0160

BUILDING CHARACTERISTICS

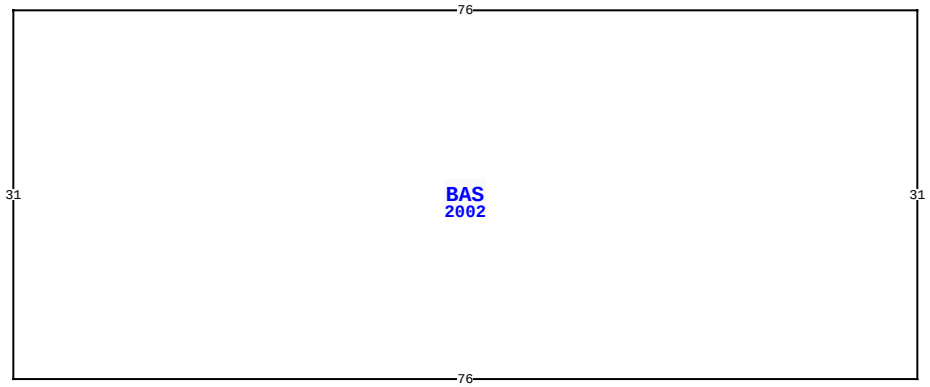
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	2,356	100	2002	2,356	135,649
TOTALS	2,356			2,356	135,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	141.1200	119.95	282,602	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



1688 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	135,649
TOTAL MARKET OB/XF VALUE	7,307
TOTAL LAND VALUE - MARKET	74,588
TOTAL MARKET VALUE	217,544
SOH/AGL Deduction	50,231
ASSESSED VALUE	167,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,313
TOTAL JUST VALUE	217,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M026013	MH MOVE-ON	0	06/01/2002
E002	MH MOVE-ON	0	02/01/2001
MH94546	MH MOVE-ON	800	06/01/1994
8943	MH MOVE-ON	20,000	06/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/1829	6/30/2016	WD	Q	I	01	90,000
GRANTOR: WALKER KATHRYN A F/K/						
GRANTEE: BROCK JOHN P & SHEL						
1185/0858	10/31/2003	QC	Q	I	01	100
GRANTOR: BUSCH TRAVIS K						
GRANTEE: BUSCH KATHRYN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E76 N31 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0681	POLE SHED	0	0	21	16	336.00	SF	15.00	15.00	100	2004	2004	3	32	1,613	
3	0940	SHEDS/PORT	0	0	21	9	189.00	SF	21.30	21.30	100	2004	2004	3	21	845	
4	1242	WD DECK A	0	0	30	10	300.00	SF	5.00	5.00	100	2017	2017	3	74	1,110	
5	0810	CONCRETE A	0	0	44	3	132.00	SF	6.50	6.50	100	2009	2009	3	89	764	

LAND DESCRIPTION

TOTAL OB/XF 7,307

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	0	0005	OR	0.00	0.00	1.95	AC		1.00	1.00	0.85	45,000.00	38,250.00	74,588							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.95 Total Land Value: 74,588 Market: 0 Agricultural: 0 Common: 74,588 PRINTED 07/30/2025 BY SYS