PT OF W1/2 OF NE1/4
IN OR 553 PG 309 R359385

COLEMAN BENJY & KIMBERLY
1701 D B HICKS ROAD
BRYCEVILLE, FL 32009

2025

08-1S-23-0000-0002-0230

BUILDING CHARACTERISTICS

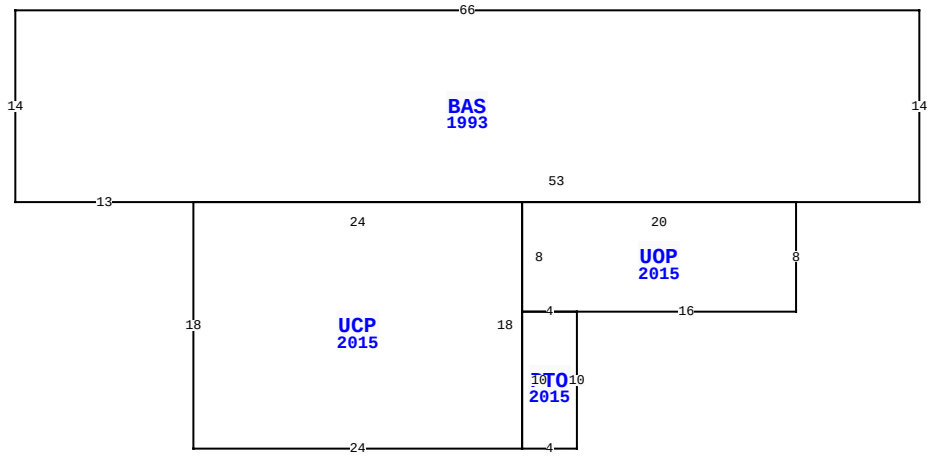
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	924	100	1993	924	27,011
PTO	40	5	2015	2	59
UCP	432	20	2015	86	2,514
UOP	160	25	2015	40	1,169
TOTALS	1,556			1,052	30,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,052	121.8000	97.44	102,507	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 924 HX Base Yr 1989



1701 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		30,752
TOTAL MARKET OB/XF VALUE		14,026
TOTAL LAND VALUE - MARKET		125,400
TOTAL MARKET VALUE		170,178
SOH/AGL Deduction		101,125
ASSESSED VALUE		69,053
TOTAL EXEMPTION VALUE	HX HB	44,053
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		170,178
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7514	MH MOVE-ON	18,000	10/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0553/0309	9/26/1988	WD	Q	V	01	100

GRANTOR: COLEMAN B F

GRANTEE: COLEMAN BENJY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E13 UCP=[YR=2015] S18 E24
PTO=[YR=2015] E4 N10 UOP=[YR=2015] E16 N8 W20S8 E4$ W4 S10$
N18 W24$ E53 N14$.

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	0681	POLE SHED	0	100	6	8	48.00	SF	15.00	15.00	100	1985	1985	3	20	144	
2	0812	CONCRETE C	0	100	0	0	682.00	SF	4.00	4.00	100	2000	2000	3	77	2,101	
3	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	2008	2008	3	48	7,258	
4	0350	CARPORT WD	0	100	0	0	520.00	SF	9.36	9.36	100	2008	2008	3	31	1,509	
5	0350	CARPORT WD	0	100	44	17	748.00	SF	13.00	13.00	100	2008	2008	3	31	3,014	

LAND DESCRIPTION

TOTAL OB/XF 14,026

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	4.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	125,400							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 4.18 Total Land Value: 125,400 Market: 0 Agricultural: 0 Common: 125,400 PRINTED 07/30/2025 BY SYS