IN OR 1751/833
R277952 & R277953
EX 4-4

GIDDENS DARRELL H & MARTHA V
8483 GIDDENS LN
BRYCEVILLE, FL 32009

**2025**

**19-1S-23-0000-0004-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

717 LIMOUSINE LN, BRYCEVILLE

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 6,818 |
| TOTAL LAND VALUE - MARKET | 196,365 |
| TOTAL MARKET VALUE | 203,183 |
| SOH/AGL Deduction | 58,163 |
| ASSESSED VALUE | 145,020 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 145,020 |
| TOTAL JUST VALUE | 203,183 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 198,148 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3482 | N/A | 750 | 07/14/1986 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1751/0833 | 8/15/2011 | WD | Q | I | 02 | 75,000 |
| GRANTOR: CARNAL CLINTON EARL & | | | | | | |
| GRANTEE: GIDDENS DARRELL H & | | | | | | |
| 0491/0818 | 6/20/1986 | WD | Q | I | | 63,000 |
| GRANTOR: WORTHAM WILLIAM C | | | | | | |
| GRANTEE: CARNAL CLINTON E | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0940 | SHEDS/PORT | 0 | 0 | 16 | 12 | 192.00 | SF | 21.30 | 21.30 | 100 | 1986 | 1986 | 3 | 20 | 818 | |
| 2 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1986 | 1986 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,818

| 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 | 0007 | OR | 0.00 | 0.00 | 10.07 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 196,365 | | | | | | | |

REVIEW DATE 08/31/2022 BY KBA Total Acres: 10.07 Total Land Value: 196,365 Market: 0 Agricultural: 0 Common: 196,365 PRINTED 07/30/2025 BY SYS