

PT NE1/4  
IN OR 2636/172  
(EX PT IN OR 2565/39)

KELLUM AUSTIN LEONARD & RACHEL DENISE  
3578 HAMP HICKS ROAD  
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0010



| 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 70      |
| Interior Floo            | 11 | CLAY TILE 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       |

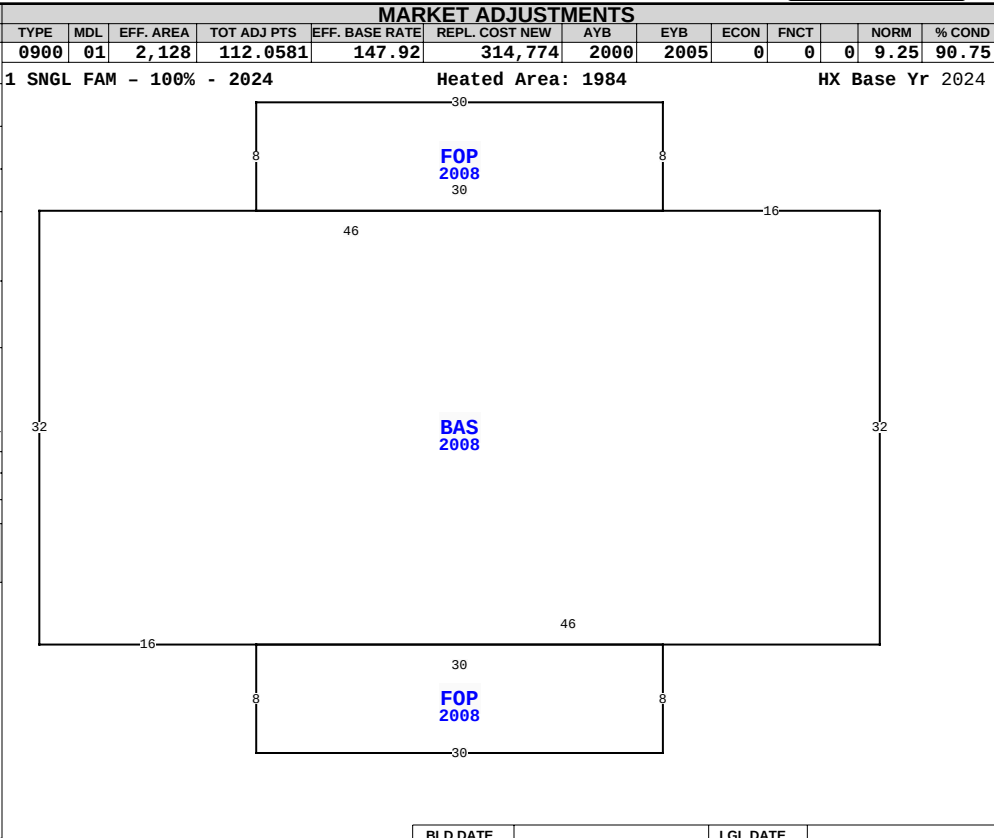
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,984            | 100         | 2008 | 1,984        | 266,327              |
| FOP       | 240              | 30          | 2008 | 72           | 9,665                |
| FOP       | 240              | 30          | 2008 | 72           | 9,665                |
| TOTALS    | 2,464            |             |      | 2,128        | 285,657              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |
| 2              | 0681       | POLE SHED   | 0   | 100 | 0 | 0 | 342.00 | SF | 15.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 14.84       |

REVIEW DATE 06/16/2022 BY TWA



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 3578 HAMP HICKS RD, BRYCEVILLE | BLD DATE | LGL DATE  | 05/09/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 4,547       |  |  |  |  |  |  |  |  |  |

Total Acres: 14.84 Total Land Value: 230,020 Market: 0 Agricultural: 0 Common: 230,020

| NASSAU COUNTY PROPERTY    |           |  |               |
|---------------------------|-----------|--|---------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 6 |
| VALUATION BY              | STANDARD  |  |               |
| Tax Group: 6              | Tax Dist: |  |               |
| BUILDING MARKET VALUE     | 285,657   |  |               |
| TOTAL MARKET OB/XF VALUE  | 4,547     |  |               |
| TOTAL LAND VALUE - MARKET | 230,020   |  |               |
| TOTAL MARKET VALUE        | 520,224   |  |               |
| SOH/AGL Deduction         | 60,288    |  |               |
| ASSESSED VALUE            | 459,936   |  |               |
| TOTAL EXEMPTION VALUE     | 50,722    |  |               |
| BASE TAXABLE VALUE        | 409,214   |  |               |
| TOTAL JUST VALUE          | 520,224   |  |               |
| NCON VALUE                | 0         |  |               |
| INCOME VALUE              |           |  |               |
| PREVIOUS YEAR MKT VALUE   | 500,120   |  |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 10010331   | REPAIR/RRF  | 0   | 10/27/2020 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2636/174                      | 4/28/2023 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: HENDRIX JERRALD D    |           |           |     |     |        |            |  |
| GRANTEE: KELLUM AUSTIN LEONA  |           |           |     |     |        |            |  |
| 2636/172                      | 4/28/2023 | PR U      | I   | I   | 19     | 580,000    |  |
| GRANTOR: HENDRIX JERRALD D AS |           |           |     |     |        |            |  |
| GRANTEE: KELLUM AUSTIN LEONA  |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2008] W16 FOP=[YR=2008] N8 W30 S8 E30\$ W46 S32 E16 FOP=[YR=2008] S8 E30 N8 W30\$ E46 N32\$. |  |  |  |  |  |  |  |  |  |

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