PT NE1/4 SEC 24-1N-23E IN OR 252
ESMTS IN OR 926/145 & OR 993/246
OR 1335/1599 & R/W IN OR 1024/23

CREEL MICHAEL A JR
3768 HAMP HICKS RD
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0020

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

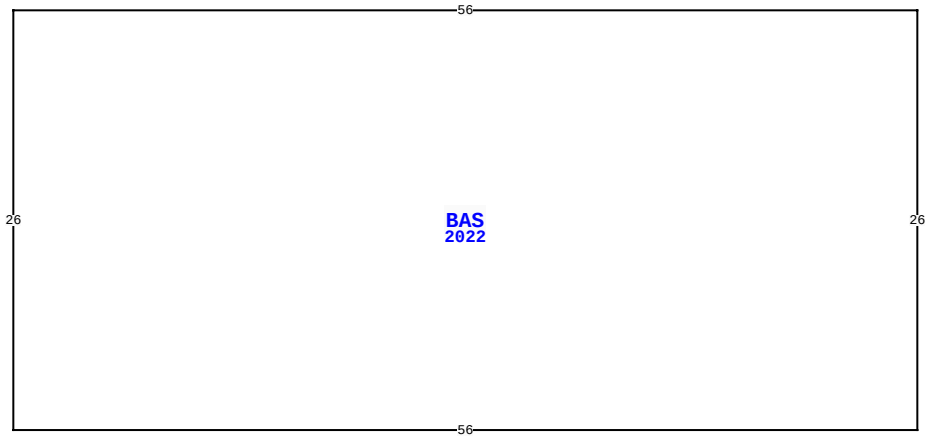
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	141,418
TOTALS	1,456			1,456	141,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.6000	99.11	144,304	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1456 HX Base Yr 2023



3768 HAMP 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		141,418
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,420
TOTAL MARKET VALUE		249,838
SOH/AGL Deduction		30,858
ASSESSED VALUE		218,980
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,258
TOTAL JUST VALUE		249,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009818	CO ISSUED	0	06/28/2022
22000822	MH MOVE-ON	0	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0664	12/14/2021	WD	U	V	30	60,000
GRANTOR: ZURAVNSKY BRYAN & LAU						
GRANTEE: CREEL MICHAEL A JR						
2485/1646	8/06/2021	QC	U	V	11	100
GRANTOR: ZURAVNSKY BRYAN & LAU						
GRANTEE: ZURAVNSKY BRYAN & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	5.56	AC		1.00	1.00	1.00	19,500.00	19,500.00	108,420							

REVIEW DATE 09/07/2022 BY WW Total Acres: 5.56 Total Land Value: 108,420 Market: 0 Agricultural: 0 Common: 108,420 PRINTED 07/30/2025 BY SYS