PT OF NE1/4 OF SEC 24-1N-23E
IN OR 1625/1114
{1997 DEST SW/MH}

REAVES KIMBERLY MICHELLE
3790 HAMP HICKS RD
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0250

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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
Quality	03	Quality Level 03

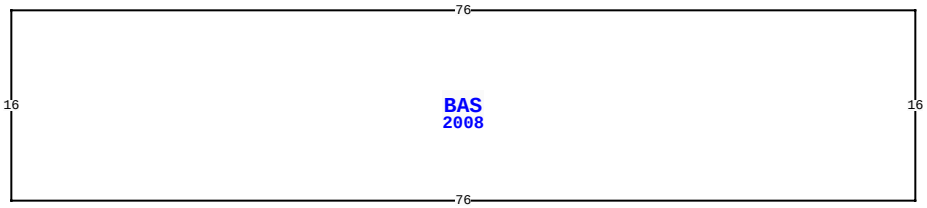
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2008	1,216	42,398
TOTALS	1,216			1,216	42,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.2000	99.62	121,138	1997	1997	0	0	0	65.00	35.00

3 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,398
TOTAL MARKET OB/XF VALUE	623
TOTAL LAND VALUE - MARKET	127,335
TOTAL MARKET VALUE	170,356
SOH/AGL Deduction	37,185
ASSESSED VALUE	133,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,171
TOTAL JUST VALUE	170,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1625/1114	6/13/2008	WD	U	I	07	100
GRANTOR: JOHNSTON EDGAR D & MA						
GRANTEE: TURNER RICHARD & KI						
1573/0740	6/13/2008	WD	Q	I		78,400
GRANTOR: JOHNSTON EDGAR D & MA						
GRANTEE: TURNER RICHARD & KI						

3790 HAMP HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	10	10	100.00	SF	20.10	20.10	100	2008	2008	3	31	623	

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S16 E76 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 623

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	6.53	AC		1.00	1.00	1.00	19,500.00	19,500.00	127,335							

REVIEW DATE 09/11/2020 BY TW Total Acres: 6.53 Total Land Value: 127,335 Market: 0 Agricultural: 0 Common: 127,335 PRINTED 07/30/2025 BY SYS