PT NE1/4 OF SEC 24-1N-23E
IN OR 1691/892 (EX PT IN
OR 1102/866, OR 1691/895,

GALLEN DAVID & KANDACE/
3985 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2025

24-1N-23-0000-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

HAMP HICKS RD, 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	0
TOTAL LAND VALUE - MARKET	55,800
TOTAL MARKET VALUE	55,800
SOH/AGL Deduction	14,880
ASSESSED VALUE	40,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,920
TOTAL JUST VALUE	55,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1691/0892	7/19/2010	WD	U	V	15	27,500
GRANTOR: TOMLINSON RUSSELL T						
GRANTEE: GALLEN DAVID & KAND						
0858/0068	11/20/1998	WD	Q	V		65,800
GRANTOR: KELLUM WILLIAM H (S)						
GRANTEE: TOMLINSON RUSSELL T						

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

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	0	0007	OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	55,800							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.24 Total Land Value: 55,800 Market: 0 Agricultural: 0 Common: 55,800 PRINTED 07/30/2025 BY SYS