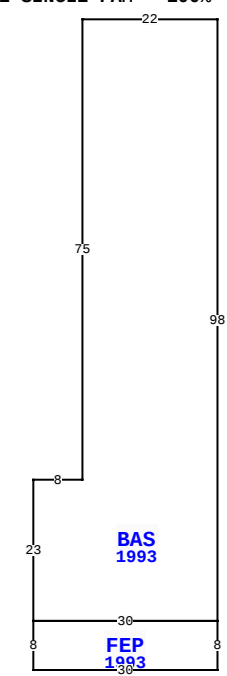


WARREN LUCRETIA M & BRUCE A
7779 DAVID HUNT RD
BRYCEVILLE, FL 32009

28-1S-23-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	05	AVERAGE 60								0100	01	2,532	69.4944	69.49	175,949	1900	1900	0	0	50.00	50.00	VALUATION BY																									
Exterior Wall	01	MINIMUM 40								1 SINGLE FAM - 100% - 2018										Heated Area: 2340										HX Base Yr 2018										STANDARD							
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										150,700																	
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										25,483																	
Interior Wall	02	WALL BD/WD 100																		TOTAL LAND VALUE - MARKET										393,000																	
Interior Floo	14	CARPET 90																		TOTAL MARKET VALUE										266,133																	
Interior Floo	07	CORK/VTILE 10																		SOH/AGL Deduction										114,593																	
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										151,540																	
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722																	
Bedrooms		3 100																		BASE TAXABLE VALUE										100,818																	
Bathrooms		1 100																		TOTAL JUST VALUE										569,183																	
Frame	02	WOOD FRAME 100																		NCON VALUE										0																	
Stories	1.	1. 100								INCOME VALUE																																					
Units		0 100								PREVIOUS YEAR MKT VALUE										531,237																											
BUD8 Adjustme	06	DIST 1D 100																																													
Occupancy	00	NONE 100																																													
Quality		02	Quality Level 02																																												
DOR CODE		5000	IMPROVED AG																																												
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	2,340	100	1993	2,340	81,304																																										
FEP	240	80	1993	192	6,671																																										
TOTALS		2,580			2,532	87,974																																									
EXTRA FEATURES										7779 DAVID HUNT RD, BRYCEVILLE										BLD DATE																											
																				XF DATE																											
																				INC DATE																											
																				LGL DATE																											
																				LAND DATE																											
																				AG DATE																											
																				05/09/2025																											
																				MLU																											
																				11/21/2024																											
																				KBA																											
L N	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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032																															
2	0510	GARAGE WD-	0	100	22	16	352.00	SF	26.95	26.95	100	1985	1985	3	20	1,897																															
3	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	1985	1985	3	20	320																															
4	1242	WD DECK A	0	100	0	0	515.00	SF	10.00	10.00	100	1991	1991	3	20	1,030																															
5	0681	POLE SHED	0	100	28	20	560.00	SF	15.00	15.00	100	1998	1998	3	25	2,100																															
6	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1998	1998	3	25	2,700																															
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1998	1998	3	25	3,360																															
8	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	93	5,022																															
9	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	93	5,022																															
LAND DESCRIPTION										TOTAL OB/XF										25,483																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																														
2	005500	A	TIMBER 2 N S	0	0005	OR	0.00	0.00	38.00	AC		1.00	1.00	1.00	525.00	525.00	19,950																														
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	38.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	323,000																														
REVIEW DATE	03/08/2022	BY	TWA	Total Acres: 40.00			Total Land Value: 89,950			Market: 323,000			Agricultural: 19,950			Common: 70,000			PRINTED 07/30/2025 BY SYS																												

WARREN LUCRETIA M & BRUCE A
7779 DAVID HUNT RD
BRYCEVILLE, FL 32009

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	30	0820	02	1,620	121.0000	96.80	156,816	1993	1998	0	0	0	60.00	40.00	Tax Group: 6	Tax Dist:													
Roof Structure	03	2 M/H 93- - 100% - 2018										Heated Area: 1620					HX Base Yr 2018												
Roof Cover	12	60 27 BAS 2019 60 27										BUILDING MARKET VALUE					150,700												
Interior Wall	05											TOTAL MARKET OB/XF VALUE					25,483												
Interior Floor	08											TOTAL LAND VALUE - MARKET					393,000												
Interior Floor	13											TOTAL MARKET VALUE					266,133												
Air Condition	03											SOH/AGL Deduction					114,593												
Heating Type	04											ASSESSED VALUE					151,540												
Bedrooms												TOTAL EXEMPTION VALUE					50,722												
Bathrooms												BASE TAXABLE VALUE					100,818												
Frame	02											TOTAL JUST VALUE					569,183												
Stories	0											NCON VALUE					0												
Units	0	INCOME VALUE																											
		PREVIOUS YEAR MKT VALUE					531,237																						