PT OF LOT 3
IN OR 1630/104

HUNT LEE HARRISON
PO BOX 301
BRYCEVILLE, FL 32009-0301

**2025**

**32-1S-23-0000-0002-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 09

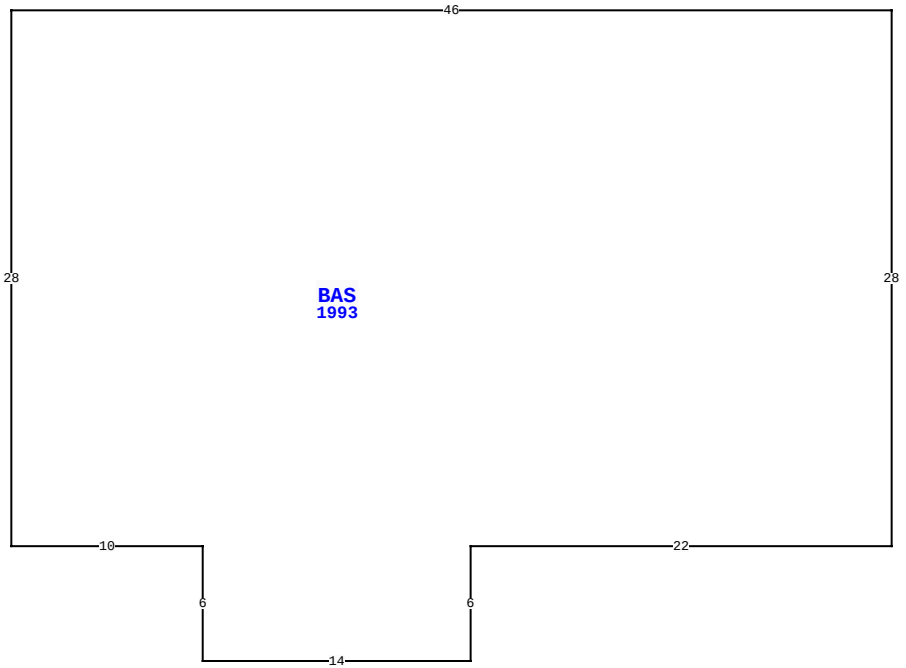
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,372 | 100 | 1993 | 1,372 | 106,873 |
| TOTALS | 1,372 | | | 1,372 | 106,873 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,372 | 111.2800 | 111.28 | 152,676 | 1964 | 1984 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1372 HX Base Yr 2020




6376 LEE LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 11/22/2024 KBA |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 106,873 |
| TOTAL MARKET OB/XF VALUE | | 1,739 |
| TOTAL LAND VALUE - MARKET | | 320,500 |
| TOTAL MARKET VALUE | | 160,237 |
| SOH/AGL Deduction | | 55,461 |
| ASSESSED VALUE | | 104,776 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 54,054 |
| TOTAL JUST VALUE | | 429,112 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 400,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7995 | NEW CONSTR | 1,500 | 02/18/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1630/0104 | 7/15/2009 | QC | U | I | 30 | 100 |
| GRANTOR: HUNT RICHARD DAVID & | | | | | | |
| GRANTEE: HUNT LEE HARRISON | | | | | | |
| 0711/1525 | 8/19/1994 | QC | U | I | 18 | 100 |
| GRANTOR: HUNT RICHARD & SADIE | | | | | | |
| GRANTEE: HUNT LEE HARRISON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W46 S28 E10 S6 E14 N6 E22 N28$ .

## 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 | 100 | 12 | 12 | 144.00 | SF | 30.00 | 30.00 | 100 | 1965 | 1965 | 3 | 20 | 864 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1964 | 1964 | 3 | 25 | 875 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,739

| 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 4,725 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,900 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 275,500 | | | | | | | |

REVIEW DATE 03/09/2020 BY TWA Total Acres: 20.00 Total Land Value: 51,625 Market: 275,500 Agricultural: 6,625 Common: 45,000 PRINTED 07/30/2025 BY SYS