IN OR 2376/1382
PARCELS 4-2 & 4-17
EX 4-22

DENMARK BRANDON K & OLIVIA J
7400 HAMBONE DR
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

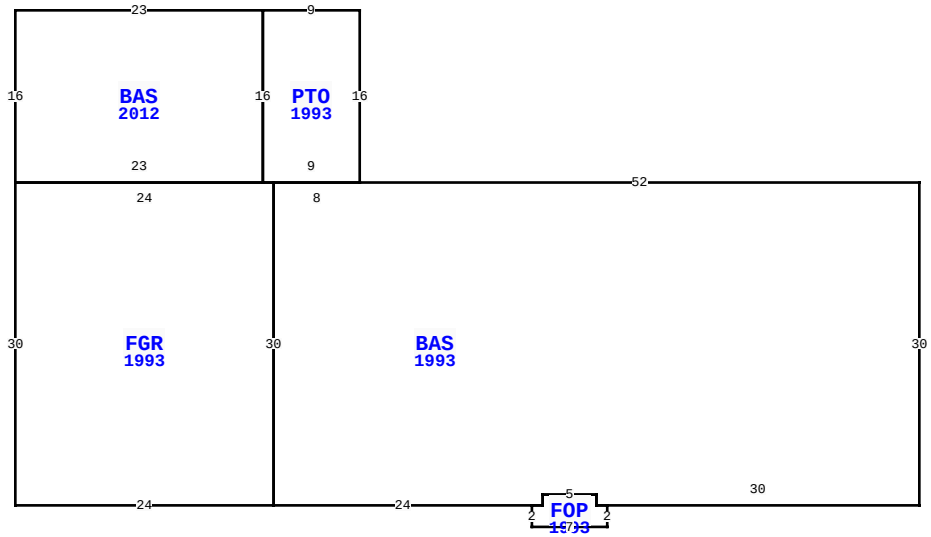
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1993	1,795	165,928
BAS	368	100	2012	368	34,018
FGR	720	55	1993	396	36,605
FOP	19	30	1993	6	555
PTO	144	5	1993	7	647
TOTALS	3,046			2,572	237,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,572	97.5840	135.64	348,866	1978	1978	0	0	0	31.85	68.15

1 SNGL FAM 100% - 2021 Heated Area: 2163 HX Base Yr 2021



7400 HAMBONE DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		249,783
TOTAL MARKET OB/XF VALUE		1,330
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		356,113
SOH/AGL Deduction		86,103
ASSESSED VALUE		270,010
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,599
TOTAL JUST VALUE		356,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514616	REPAIR/RRF	0	09/30/2015
B995902	GARAGE	25,000	01/03/1999
8040	NEW CONSTR	70,773	04/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/1382	7/06/2020	WD	Q	I	01	299,900
GRANTOR: O'NEAL DANIEL L & BET						
GRANTEE: DENMARK BRANDON K &						
0756/1624	4/12/1996	WD	Q	I		105,900
GRANTOR: ORTAGUS LEON C						
GRANTEE: O'NEAL DANIEL & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 PTO=[YR=1993] N16 W9 BAS=[YR=2012] W23 S16
FGR=[YR=1993] S30 E24 N30 W24 $ E23 N16 $ S16 E9 $ W8 S30 E24
FOP=[YR=1993] S2 E7 N2 W1 N1 W5 S1 W1 $ E1 N1 E5 S1 E30 N30 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	

LAND DESCRIPTION

TOTAL OB/XF 1,330

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

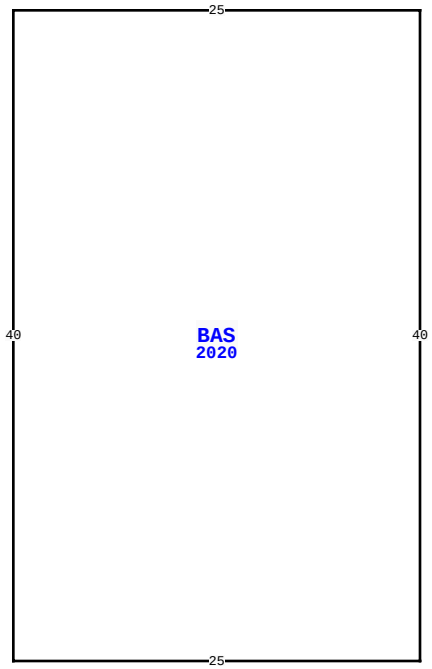
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2020	1,000	12,031
TOTALS	1,000			1,000	12,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,000	57.1320	22.28	22,280	1999	1999	0	0	0	46.00	54.00

2 GARAGE RES 100% - 2021 Heated Area: 1000 HX Base Yr 2021



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GRANTEE: DENMARK BRANDON K &						
0756/1624	4/12/1996	WD	Q	I		105,900
GRANTOR: ORTAGUS LEON C						
GRANTEE: O'NEAL DANIEL & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 S40 E25 N40$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS