

DAVIS MONTE ALLAN
7764 HAMBONE ROAD
BRYCEVILLE, FL 32009

05-1S-24-0000-0004-0070

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 9008SHT VINYL 10003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 100Quality03Quality Level 03DOR CODE0200MOBILE HOMEMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,34410020011,34449,787USP2305020011154,260TOTALS1,5741,45954,047EXTRA FEATURES7764 HAMBONE DR, BRYCEVILLEL NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSPRICESFADJRPRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDADJ UNIT PRICEOB/XF MKT VALUENOTES10510GARAGE WD-01002416384.00SF35.0035.00100198519853202,68820504FP-ELECTRI0100001.00UT2,000.002,000.00100199819983791,580LAND DESCRIPTIONTOTAL OB/XF4,268LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000004OR0.000.000.97AC1.001.001.0040,000.0040,000.0038,800REVIEW DATE01/01/2023BYCDTotal Acres: 0.97Total Land Value: 38,800Market: 0Agricultural: 0Common: 38,800PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND0800021,459117.6000105.84154,421199819980065.0035.00Heated Area: 1344HX Base Yr 2020BAS2001USP20017764 HAMBONE DR, BRYCEVILLEBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/08/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE54,047TOTAL MARKET OB/XF VALUE4,268TOTAL LAND VALUE - MARKET38,800TOTAL MARKET VALUE97,115SOH/AGL Deduction23,928ASSESSED VALUE73,187TOTAL EXEMPTION VALUEHX HB48,187BASE TAXABLE VALUE25,000TOTAL JUST VALUE97,115NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE106,275SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE1877/15469/03/2013PRUUI19100GRANTOR:DAVIS CARL PAUL JR P/GRANTEE:DAVIS MONTE ALLAN0441/003012/01/1984WDQI18,500GRANTOR:GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S24 E21 USP=[YR=2001] S10 E23 N10W23\$ E35 N24 \$.