OR 679/1100 & 1104
R407768 & R498173

BRINSON PATRICIA A
7735 HAMBONE ROAD
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

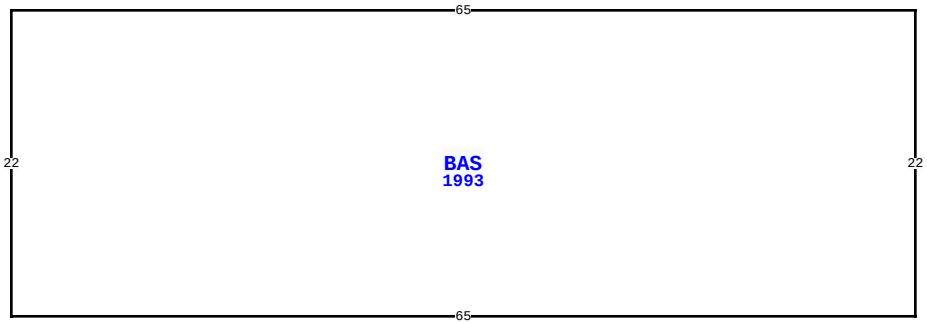
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1993	1,430	42,188
TOTALS	1,430			1,430	42,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,430	115.7000	98.34	140,626	1975	1975	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1430 HX Base Yr 1994



7735 HAMBONE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		42,188
TOTAL MARKET OB/XF VALUE		270
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		86,458
SOH/AGL Deduction		56,587
ASSESSED VALUE		29,871
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,871
TOTAL JUST VALUE		86,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6633	XFOB	10,200	07/30/1990
6858	NEW CONSTR	0	07/30/1990
7913	MH MOVE-ON	7,000	08/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0679/1104	4/23/1993	WD	Q	I		22,000
GRANTOR: MUMFORD PAT L						
GRANTEE: BRINSON PATRICIA A						
0679/1100	4/23/1993	QC	Q	I	05	100
GRANTOR: DOWNING JESSIE &ANNA						
GRANTEE: BRINSON PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S22 E65 N22 $.

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	1242	WD DECK A	0	100	9	15	135.00	SF	10.00	10.00	100	1992	1992	3	20	270	

LAND DESCRIPTION

TOTAL OB/XF 270

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	0005	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	40,000.00	40,000.00	44,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.10 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 07/09/2026 BY SYS