PT OF NE1/4
IN OR 2150/355
R568283

PAULEY KEVIN L & MELISSA
7644 HAMBONE DR
BRYCEVILLE, FL 32009

2026

05-1S-24-0000-0004-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	06	Quality Level 06

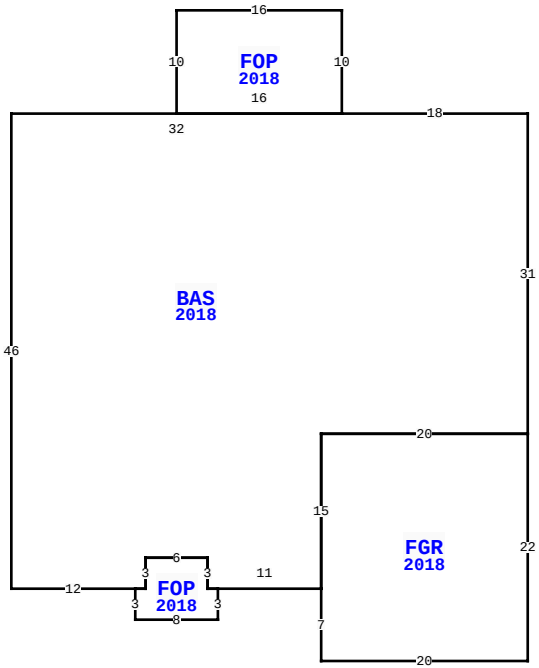
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2018	1,982	262,087
FGR	440	55	2018	242	32,000
FOP	42	30	2018	13	1,719
FOP	160	30	2018	48	6,347
TOTALS	2,624			2,285	302,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	130.5066	137.03	313,114	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 1982 HX Base Yr 2019



7644 HAMBONE DR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		302,155
TOTAL MARKET OB/XF VALUE		42,397
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		449,552
SOH/AGL Deduction		263,061
ASSESSED VALUE		186,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,080
TOTAL JUST VALUE		449,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007776	SWIM POOL	29,604	07/31/2018
18000546	DEMOLITION	1,500	01/22/2018
17008222	NEW CONSTR	257,726	12/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2150/0355	9/29/2017	WD	Q	I	01	67,500
GRANTOR: SAVAGE BRENDA S						
GRANTEE: PAULEY KEVIN L & ME						
0682/0619	6/07/1993	WD	Q	I		40,000
GRANTOR: SHEALEY W L						
GRANTEE: SAVAGE JAMES &BREND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W16 S10 E16$ W32 S46 E12
FOP=[YR=2018] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11
FGR=[YR=2018] S7 E20 N22 W20 S15$ N15 E20 N31$.

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	0350	CARPORT WD	0	100	19	55	1,045.00	SF	13.00	13.00	100	1994	1994	3	20	2,717	
2	0510	GARAGE WD-	0	100	10	24	240.00	SF	35.00	35.00	100	1965	1965	3	20	1,680	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2018	2018	03	95	38,000	

LAND DESCRIPTION

TOTAL OB/XF 42,397

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 02/29/2024 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS