



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

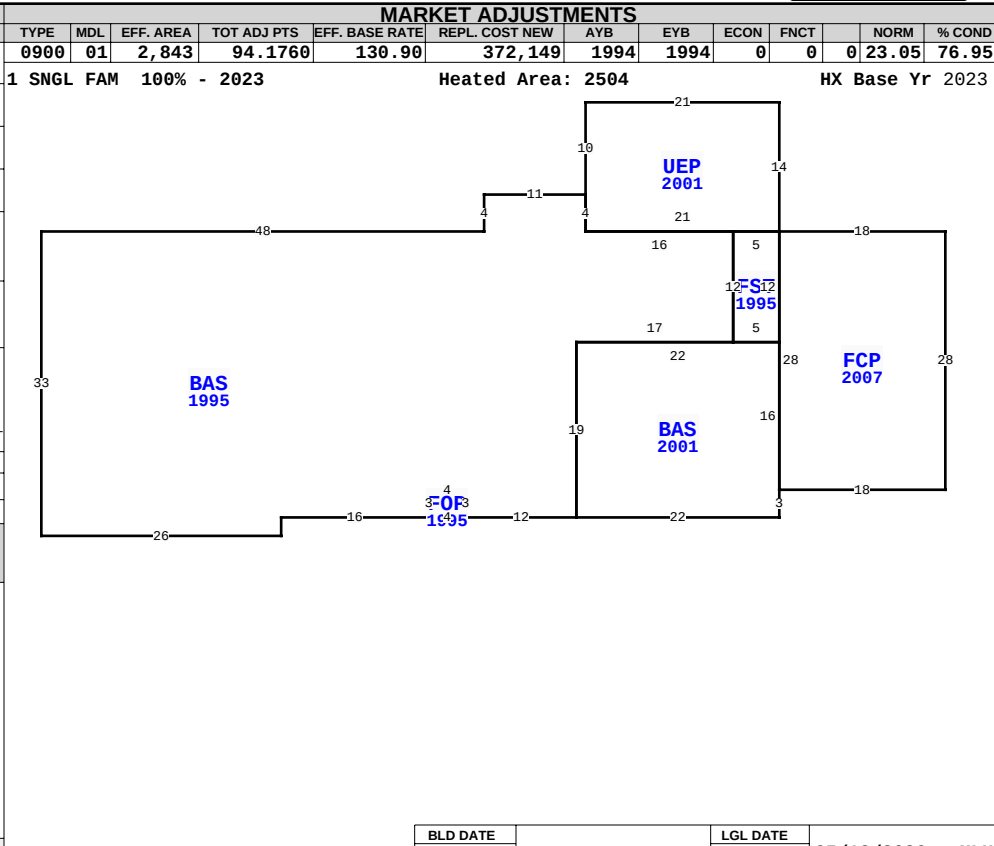
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09

NEIGHBORHOOD/LOC 9001.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	1995	2,086	210,117
BAS	418	100	2001	418	42,104
FCP	504	25	2007	126	12,691
FOP	12	30	1995	4	403
FST	60	55	1995	33	3,324
UEP	294	60	2001	176	17,728

TOTALS	3,374			2,843	286,369
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	20	16	320.00	SF	10.00	10.00	100	1990
2	0680	POLE SHED	0 100	24	24	576.00	SF	10.00	10.00	100	1995
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994
5	0510	GARAGE WD-	0 100	20	20	400.00	SF	29.75	29.75	100	2002
6	0351	CARPORT MT	0 100	20	8	160.00	SF	8.50	8.50	100	2002
7	0351	CARPORT MT	0 100	20	13	260.00	SF	6.00	6.00	100	2003
8	0510	GARAGE WD-	0 100	36	24	864.00	SF	26.25	26.25	100	2003
9	0681	POLE SHED	0 100	50	40	2,000.00	SF	11.25	11.25	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	5.00	AC	



1241 DB HICKS RD, BRYCEVILLE											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						05/12/2026 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										286,369	
TOTAL MARKET OB/XF VALUE										22,005	
TOTAL LAND VALUE - MARKET										105,000	
TOTAL MARKET VALUE										413,374	
SOH/AGL Deduction										72,777	
ASSESSED VALUE										340,597	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										289,186	
TOTAL JUST VALUE										413,374	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										395,617	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0413021	GARAGE	75	01/06/2004
B00	NEW CONSTR	75,152	06/01/2000
94740	NEW CONSTR	75,152	05/01/1994
8208	MH MOVE-ON	15,700	06/18/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/1155	9/03/2021	WD	Q	I	01	430,000	
GRANTOR:HARRISON TIMOTHY U &							
GRANTEE:MCNEAL ROY D JR & A							
0563/1188	2/23/1989	WD	Q	V		23,000	
GRANTOR:CRAIG WM & LINDA							
GRANTEE:HARRISON TIMOTHY &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UEP=[YR=2001] W21 S10 BAS=[YR=1995] W11 S4 W48 S33 E26 N2 E16 FOP=[YR=1995] E4 N3 W4 S3\$ N3 E4 S3 E12 BAS=[YR=2001] E22 N3FCP=[YR=2007] E18 N28 W18 S28\$ N16 FST=[YR=1995] N12 W5S12 E5\$ W22 S19\$ N19 E17 N12 W16 N4\$ S4 E21 N14\$.											