PT E1/2 OF NW1/4
IN OR 2061/526
(EX PT IN OR 2675/1938)

NORRIS NANCY W L/E/
1293 D B HICKS ROAD
BRYCEVILLE, FL 32009

**2026**

**08-1S-23-0000-0002-0070**

## BUILDING CHARACTERISTICS

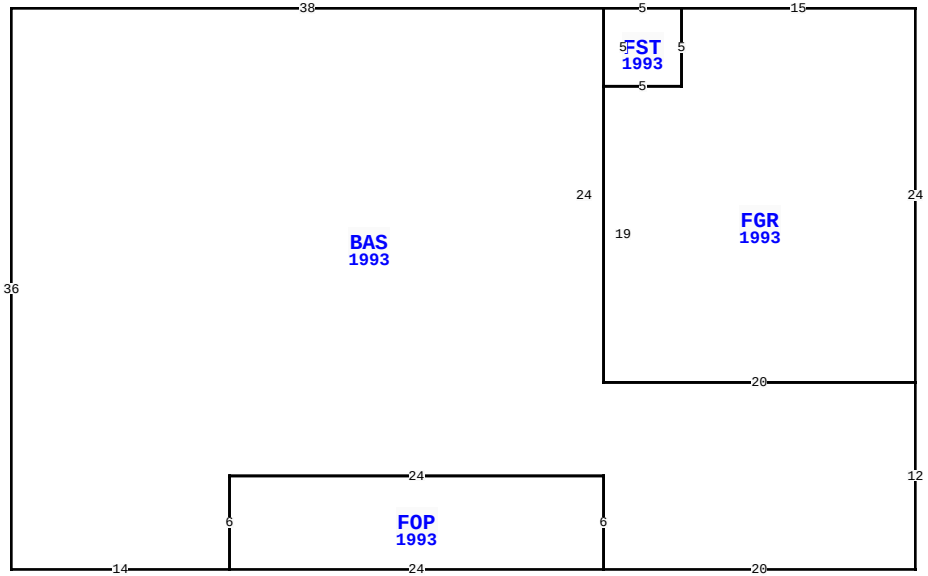
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| 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 | 1,464 | 100 | 1993 | 1,464 | 119,530 |
| FGR | 455 | 55 | 1993 | 250 | 20,412 |
| FOP | 144 | 30 | 1993 | 43 | 3,511 |
| FST | 25 | 55 | 1993 | 14 | 1,143 |
| TOTALS | 2,088 | | | 1,771 | 144,595 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,771 | 117.9000 | 123.80 | 219,250 | 1974 | 1974 | 0 | 0 | 0 | 34.05 | 65.95 |

1 SINGLE FAM 100% - 0 Heated Area: 1464 HX Base Yr 1975




1293 DB HICKS RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 1980 | 1980 | 3 | 42 | 1,470 | |
| 3 | 0351 | CARPORT MT | 0 | 100 | 24 | 22 | 528.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 1,056 | |
| 4 | 0681 | POLE SHED | 0 | 100 | 40 | 14 | 560.00 | SF | 11.25 | 11.25 | 100 | 1999 | 1999 | 3 | 25 | 1,575 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 40 | 14 | 560.00 | SF | 11.25 | 11.25 | 100 | 1999 | 1999 | 3 | 25 | 1,575 | |
| 6 | 0200 | BARN WD 0- | 0 | 100 | 40 | 19 | 760.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 25 | 2,850 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 144,595 |
| TOTAL MARKET OB/XF VALUE | 8,526 |
| TOTAL LAND VALUE - MARKET | 120,400 |
| TOTAL MARKET VALUE | 273,521 |
| SOH/AGL Deduction | 182,185 |
| ASSESSED VALUE | 91,336 |
| TOTAL EXEMPTION VALUE | HX HB WX SL 91,336 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 273,521 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 277,251 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240004570 | REPLACEMENT OF M/ | 0 | 04/22/2024 |
| MH230014925 | | 0 | 11/20/2023 |
| MH982415 | MH MOVE-ON | 0 | 10/01/1998 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2061/0526 | 7/01/2016 | WD | U | I | 11 | 100 |

GRANTOR: NORRIS NANCY W

GRANTEE: WILLIAMSON TAMMIE G

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W38 S36 E14 FOP=[YR=1993] E24 N6 W24S6$ N6 E24 S6 E20 N12 FGR=[YR=1993] N24 W15 FST=[YR=1993] W5 S5 E5N5$ S5 W5 S19 E20 $ W20 N24$ .

## LAND DESCRIPTION

TOTAL OB/XF 8,526

| 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 | 4.30 | AC | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 120,400 | | | | | | | |

REVIEW DATE 02/12/2024 BY WW Total Acres: 4.30 Total Land Value: 120,400 Market: 0 Agricultural: 0 Common: 120,400 PRINTED 07/09/2026 BY SYS