PT OF LOT 13
(EX OR 2498/1877)
RIVERSIDE ESTATES #1 PB 5/171

LEWANDOWSKI ROXANN LEA
1803 DB HICKS ROAD
BRYCEVILLE, FL 32009

2026

08-1S-23-1830-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
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
Quality	06	Quality Level 06

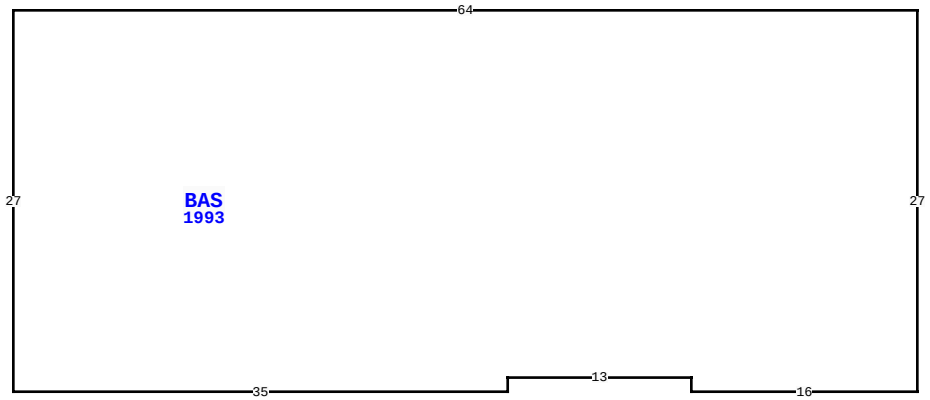
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	1993	1,715	131,108
TOTALS	1,715			1,715	131,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	157.3000	141.57	242,793	2001	2006	0	0	0	46.00	54.00

1 M/H 94+ 100% - 2023 Heated Area: 1715 HX Base Yr 2023



1803 DB HICKS RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,108
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		174,013
SOH/AGL Deduction		21,306
ASSESSED VALUE		152,707
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,296
TOTAL JUST VALUE		174,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0043	7/21/2022	WD	Q	I	01	199,000
GRANTOR: CRUMBLEY JUSTIN						
GRANTEE: LEWANDOWSKI ROXANN						
2507/0432	10/21/2021	TD	Q	I	01	90,000
GRANTOR: KITTRELL PAUL & MARY						
GRANTEE: CRUMBLEY JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S27 E35 N1 E13 S1 E16 N27 $.

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	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS