LOT 37
IN OR 1956/10 & OR 1985/1078
R497984 & R497985

BARBER DANIEL HEATHCLIFF/BARBER HEATHER MARIE
9090 PINE OAK HAMMOCK LN
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0037-0000

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 100
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
Quality	03	Quality Level 03

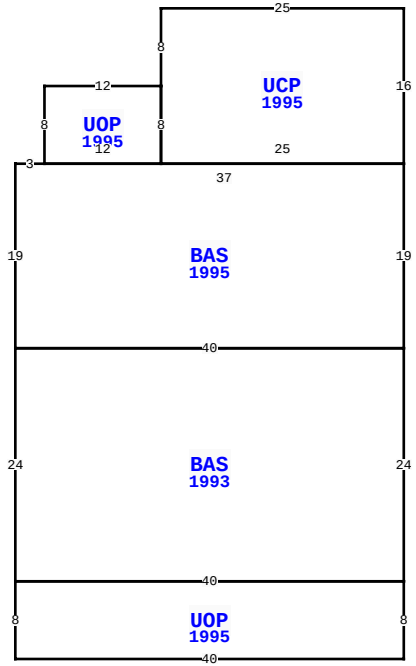
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	29,376
BAS	760	100	1995	760	23,256
UCP	400	20	1995	80	2,448
UOP	96	25	1995	24	734
UOP	320	25	1995	80	2,448
TOTALS	2,536			1,904	58,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,904	120.0000	102.00	194,208	1989	1995	0	0	0	70.00	30.00

1 M/H 93- 100% - 2016 Heated Area: 1720 HX Base Yr 2016



9090 PINE OAK HAMMOCK LN, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		66,895
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		137,485
SOH/AGL Deduction		73,657
ASSESSED VALUE		63,828
TOTAL EXEMPTION VALUE	HX HB	38,828
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		137,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016230	20*20 FGR	20,512	11/22/2021
B951954	ADDITION	26,600	05/01/1995
8942	MH MOVE-ON	30,000	06/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1985/1078	1/15/2015	WD	U	I	11	100
GRANTOR: CODY MICHAEL EUGENE I						
GRANTEE: BARBER DANIEL HEATH						
1956/0010	12/23/2014	FJ	U	I	11	0
GRANTOR: ADKINS DEBORAH G EST						
GRANTEE: CODY MICHAEL EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1995] W25 S8 UOP=[YR=1995] W12 S8 BAS=[YR=1995] W3 S19 BAS=[YR=1993] S24 UOP=[YR=1995] S8 E40 N8 W40$ E40 N24 W40$ E40 N19 W37$ E12 N8$ S8 E25 N16$.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	SELECT NEW	N/A 100
Interior Floo	03	CONC FINSH 70
Interior Floo	SELECT NEW	N/A 30
Air Conditio	SELECT CD	N/A 100
Heating Type	SELECT NEW	N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

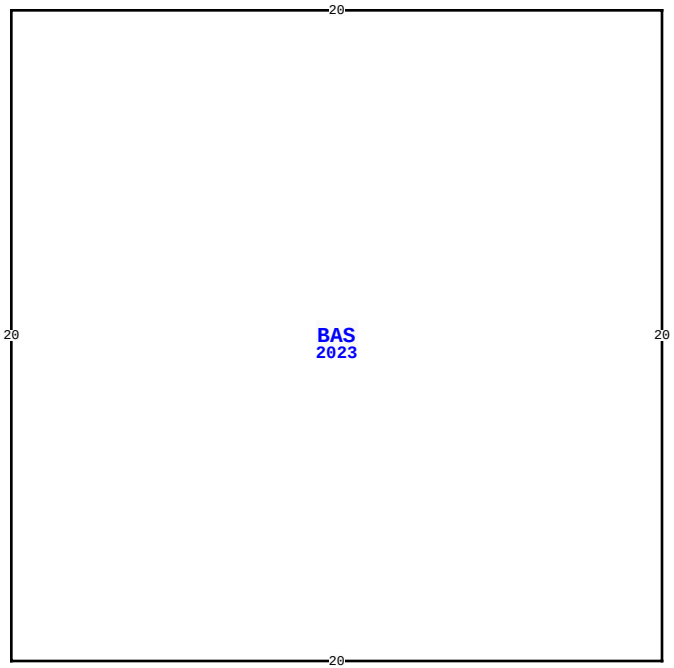
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	2023	400	8,633
TOTALS	400			400	8,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	400	57.0515	22.25	8,900	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2023 Heated Area: 400 HX Base Yr 2016



9090 PINE OAK HAMMOCK LN, BRYCEVILLE

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GRANTOR: ADKINS DEBORAH G EST						
GRANTEE: CODY MICHAEL EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E20 S20 W20 N20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS