LOT 39 2005 FTWD DWMH
IN OR 1101/1978
CONSERVATION ESMT OR 729/723

WALDEN JAMES & ALICE
9000 PINE OAK HAMMOCK LN
BRYCEVILLE, FL 32009

2026

17-1S-23-0270-0039-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

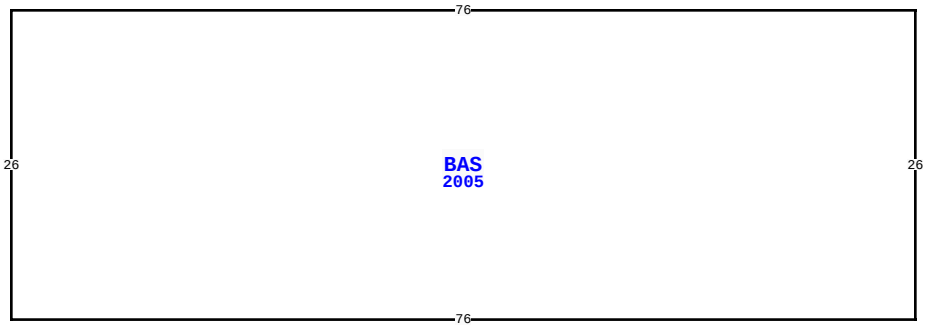
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2005	1,976	139,370
TOTALS	1,976			1,976	139,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,976	126.4000	113.76	224,790	2005	2010	0	0	0	38.00	62.00

1 M/H 94+ 100% - 2006 Heated Area: 1976 HX Base Yr 2006



9000 PINE OAK HAMMOCK LN, 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		139,370
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		96,600
TOTAL MARKET VALUE		237,710
SOH/AGL Deduction		131,371
ASSESSED VALUE		106,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,928
TOTAL JUST VALUE		237,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
044474	MH MOVE ON	0	12/29/2004
E0414019	ELEC OTHER	0	12/01/2004
M0409034	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1101/1978	12/19/2002	WD	Q	V		35,000
GRANTOR: ADKINS GEORGE E & DEB						
GRANTEE: WALDEN JAMES & ALIC						
0872/0596	3/24/1998	WD	Q	V		13,700
GRANTOR: PHILLIPS DOUGLAS C &						
GRANTEE: ADKINS GEORGE & DEB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S26 E76 N26$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	3.45	AC		1.00	1.00	1.00	28,000.00	28,000.00	96,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.45 Total Land Value: 96,600 Market: 0 Agricultural: 0 Common: 96,600 PRINTED 07/09/2026 BY SYS