

HILL-HAMMETT NANCY/HAMMETT CARL D
P O BOX 12
BRYCEVILLE, FL 32009

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,216	117.6000	105.84	128,701	1999	1999	0	0	0	60.00	40.00	VALUATION BY																			
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 100% - 2000													Heated Area: 1216 HX Base Yr 2000																			
Roof Cover	03	COMP SHNGL 100	16 76 76 16 BAS 1999													Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										51,480									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE										0									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET										38,800									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										90,280									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										43,703									
Bedrooms		3 100														ASSESSED VALUE										46,577									
Bathrooms		2 100														TOTAL EXEMPTION VALUE										HX HB 25,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										21,577									
Stories Units	1.	1. 100 0 100														TOTAL JUST VALUE										90,280									
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										94,701																						
Quality		03	Quality Level 03																																
DOR CODE		0200	MOBILE HOME																																
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	1,216	100	1999	1,216	51,480																														
TOTALS		1,216			1,216	51,480																													
EXTRA FEATURES						6899 MOJAVE LN, BRYCEVILLE										BLD DATE				LGL DATE															
																XF DATE				LAND DATE															
																INC DATE				AG DATE															
L N	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	05/12/2026		MLU															
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0004	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	40,000.00	40,000.00	38,800																		
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