PT NE1/4
IN OR 2636/172
(EX PT IN OR 2565/39)

KELLUM AUSTIN LEONARD & RACHEL DENISE
3578 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2026

24-1N-23-0000-0001-0010

BUILDING CHARACTERISTICS

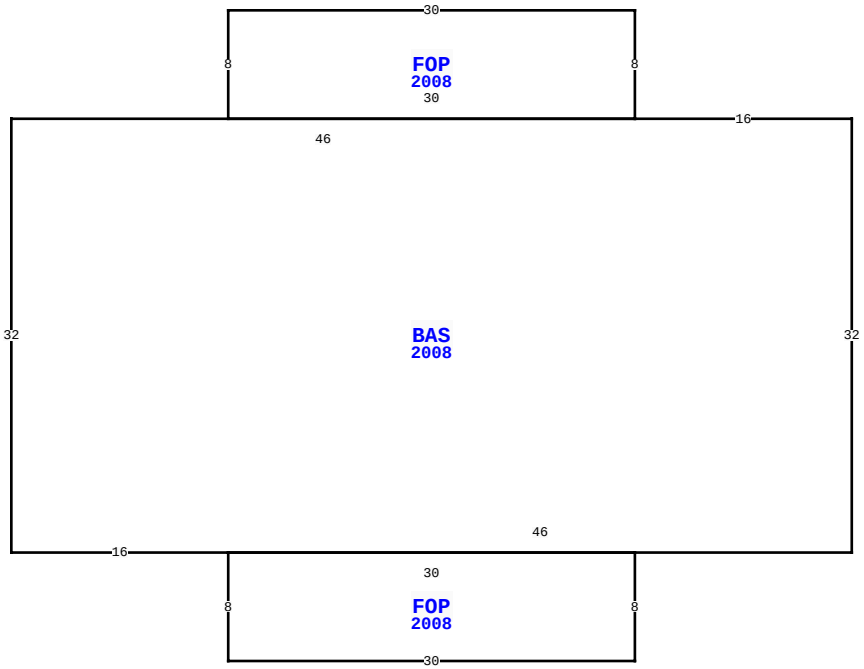
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,984	100	2008	1,984	278,898
FOP	240	30	2008	72	10,122
FOP	240	30	2008	72	10,122
TOTALS	2,464			2,128	299,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	112.0581	155.76	331,457	2000	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2024 Heated Area: 1984 HX Base Yr 2024



3578 HAMP HICKS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,140
TOTAL MARKET OB/XF VALUE		4,374
TOTAL LAND VALUE - MARKET		252,280
TOTAL MARKET VALUE		555,794
SOH/AGL Deduction		83,440
ASSESSED VALUE		472,354
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		420,943
TOTAL JUST VALUE		555,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10010331	REPAIR/RRF	0	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/174	4/28/2023	WD	U	I	11	100
GRANTOR: HENDRIX JERRALD D						
GRANTEE: KELLUM AUSTIN LEONA						
2636/172	4/28/2023	PR	U	I	19	580,000
GRANTOR: HENDRIX JERRALD D AS						
GRANTEE: KELLUM AUSTIN LEONA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N8 W30 S8 E30$ W46 S32 E16
FOP=[YR=2008] S8 E30 N8 W30$ E46 N32$.

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	2000	2000	3	81	2,835	
2	0681	POLE SHED	0	100	0	0	342.00	SF	15.00	15.00	100	2004	2004	3	30	1,539	

LAND DESCRIPTION

TOTAL OB/XF 4,374

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	14.84	AC		1.00	1.00	1.00	17,000.00	17,000.00	252,280							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.84 Total Land Value: 252,280 Market: 0 Agricultural: 0 Common: 252,280 PRINTED 07/09/2026 BY SYS