PT NE1/4 SEC 24-1N-23E IN OR 252
ESMTS IN OR 926/145 & OR 993/246
OR 1335/1599 & R/W IN OR 1024/23

CREEL MICHAEL A JR
3768 HAMP HICKS RD
BRYCEVILLE, FL 32009

2026

24-1N-23-0000-0001-0020

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

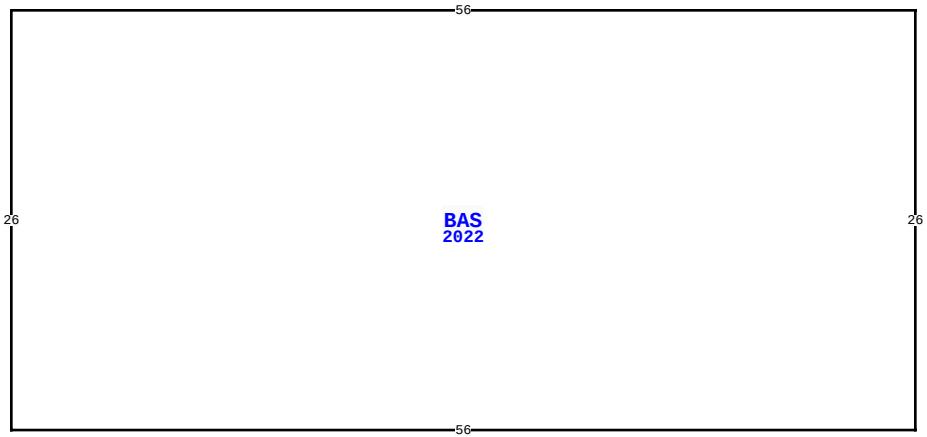
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	148,209
TOTALS	1,456			1,456	148,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	116.6000	104.94	152,793	2022	2022	0	0	0	3.00	97.00

1 M/H 94+ 100% - 2023 Heated Area: 1456 HX Base Yr 2023



3768 HAMP HICKS RD, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		148,209
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		116,760
TOTAL MARKET VALUE		264,969
SOH/AGL Deduction		40,077
ASSESSED VALUE		224,892
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,481
TOTAL JUST VALUE		264,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009818	CO ISSUED	0	06/28/2022
22000822	MH MOVE-ON	0	01/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0664	12/14/2021	WD	U	V	30	60,000
GRANTOR: ZURAVNSKY BRYAN & LAU						
GRANTEE: CREEL MICHAEL A JR						
2485/1646	8/06/2021	QC	U	V	11	100
GRANTOR: ZURAVNSKY BRYAN & LAU						
GRANTEE: ZURAVNSKY BRYAN & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 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

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
1	000100	C	RES	100		OR	0.00	0.00	5.56	AC		1.00	1.00	1.00	21,000.00	21,000.00	116,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.56 Total Land Value: 116,760 Market: 0 Agricultural: 0 Common: 116,760 PRINTED 07/09/2026 BY SYS