PT OF NE1/4
IN OR 1745/330
R568252 & R568253

GRAMMER KENNETH D & BETH ANN/
3307 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2026

24-1N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

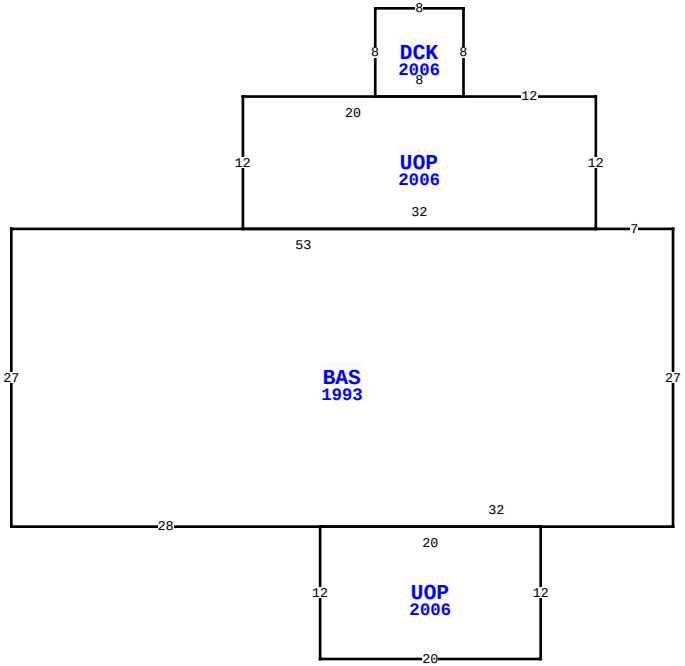
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	58,097
DCK	64	15	2006	10	359
UOP	240	25	2006	60	2,152
UOP	384	25	2006	96	3,443
TOTALS	2,308			1,786	64,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,786	140.6400	119.54	213,498	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 100% - 2012 Heated Area: 1620 HX Base Yr 2012



3307 HAMP HICKS RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,049
TOTAL MARKET OB/XF VALUE		9,740
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		178,789
SOH/AGL Deduction		97,052
ASSESSED VALUE		81,737
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		30,326
TOTAL JUST VALUE		178,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1745/0330	6/27/2011	WD	Q	I	02	85,000
GRANTOR: SMITH JOHN F SR & MAR						
GRANTEE: GRAMMER KENNETH D &						
1341/1491	8/15/2005	WD	Q	I		120,000
GRANTOR: ROWE DELORES A						
GRANTEE: SMITH JOHN F & MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UOP=[YR=2006] N12 W12 DCK=[YR=2006] N8 W8 S8 E8$ W20 S12 E32$ W53 S27 E28 UOP=[YR=2006] S12 E20 N12 W20$ E32 N27$.

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	1993	1993	3	70	2,450	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1995	1995	3	20	818	
3	0940	SHEDS/PORT	0	100	11	11	121.00	SF	20.10	20.10	100	1998	1998	3	20	486	
4	0200	BARN WD 0-	0	100	36	24	864.00	SF	15.00	15.00	100	2006	2006	3	36	4,666	
5	1242	WD DECK A	0	100	14	5	70.00	SF	10.00	10.00	100	2006	2006	3	22	154	
6	0681	POLE SHED	0	100	24	9	216.00	SF	15.00	15.00	100	2006	2006	3	36	1,166	

LAND DESCRIPTION

TOTAL OB/XF 9,740

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	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS