PT OF NE1/4
IN OR 2591/1678
EX 1-13

STARR FRANKLIN P & LINDA J/
3439 HAMP HICKS ROAD
BRYCEVILLE, FL 32009

2026

24-1N-23-0000-0001-0090

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	04	Quality Level 04

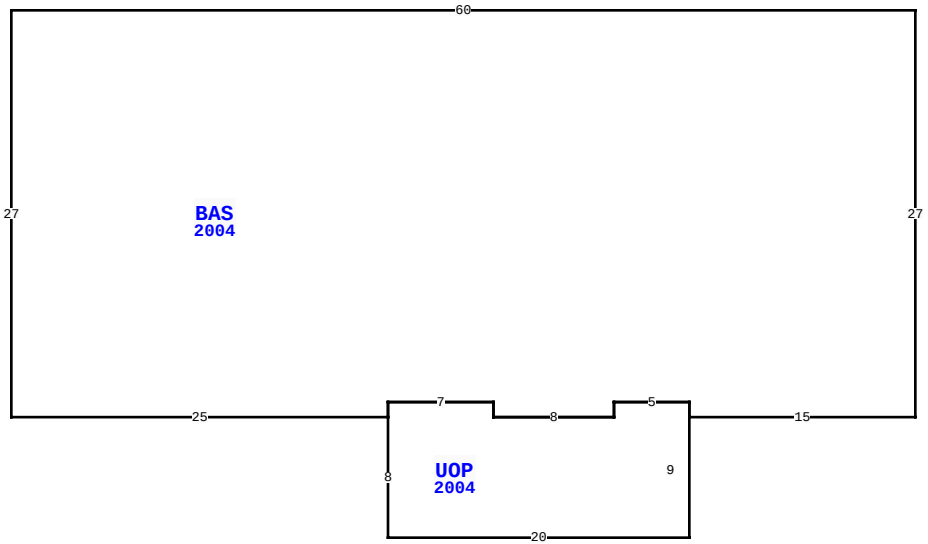
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2004	1,608	78,362
UOP	172	25	2004	43	2,095
TOTALS	1,780			1,651	80,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,651	128.9200	116.03	191,566	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2006 Heated Area: 1608 HX Base Yr 2006



3439 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		80,458
TOTAL MARKET OB/XF VALUE		18,171
TOTAL LAND VALUE - MARKET		137,200
TOTAL MARKET VALUE		235,829
SOH/AGL Deduction		121,140
ASSESSED VALUE		114,689
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		58,278
TOTAL JUST VALUE		235,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013403	MH MOVE-ON	0	02/01/2001
B0107994	FOUNDATION	2,000	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/1678	9/20/2022	WD	U	I	11	100
GRANTOR: STARR FRANKLIN P						
GRANTEE: STARR FRANKLIN P &						
1291/0027	1/27/2005	WD	U	I	23	136,000
GRANTOR: STOTT KEITH A &						
GRANTEE: STARR FRANKLIN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W60 S27 E25 UOP=[YR=2004] S8 E20 N9 W5 S1 W8 N1 W7 S1$ N1 E7 S1 E8 N1 E5 S1 E15 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	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	27	11,340	
2	0756	FEP	0	100	20	13	260.00	SF	27.00	27.00	100	2003	2003	3	20	1,404	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
5	0681	POLE SHED	0	100	16	30	480.00	SF	15.00	15.00	100	2006	2006	3	36	2,592	

LAND DESCRIPTION

TOTAL OB/XF 18,171

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	4.90	AC		1.00	1.00	1.00	28,000.00	28,000.00	137,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.90 Total Land Value: 137,200 Market: 0 Agricultural: 0 Common: 137,200 PRINTED 07/09/2026 BY SYS