SE1/4 OF NE1/4
IN OR 2166/1898
OR 85/309 & L/E OR 711/1526

WARREN LUCRETIA M & BRUCE A
7779 DAVID HUNT RD
BRYCEVILLE, FL 32009

2026

28-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

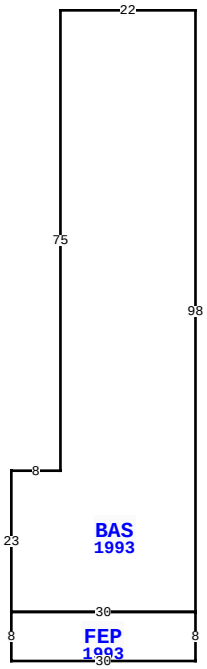
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	01	MINIMUM 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	2,340	100	1993	2,340	85,375
FEP	240	80	1993	192	7,005
TOTALS	2,580			2,532	92,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,532	69.4944	72.97	184,760	1900	1900	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 2018 Heated Area: 2340 HX Base Yr 2018



7779 DAVID HUNT RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/03/2026 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,696
TOTAL MARKET OB/XF VALUE		24,833
TOTAL LAND VALUE - MARKET		440,000
TOTAL MARKET VALUE		243,844
SOH/AGL Deduction		89,886
ASSESSED VALUE		153,958
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		97,547
TOTAL JUST VALUE		615,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973943	CHNGE SRVC	0	08/01/1997
9087	MH MOVE-ON	33,120	10/28/1992
8264	XFOB	9,792	07/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/1898	12/29/2017	QC	U	I	11	100
GRANTOR: WARREN LUCRETIA M						
GRANTEE: WARREN LUCRETIA M &						
0711/1526	8/19/1994	QC	U	I	18	100
GRANTOR: HUNT RICHARD & SADIE						
GRANTEE: WARREN & HUNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S75 W8 S23 FEP=[YR=1993] S8 E30 N8 W30$ E30 N98 $.

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	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032	
2	0510	GARAGE WD-	0	100	22	16	352.00	SF	26.95	26.95	100	1985	1985	3	20	1,897	
3	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	1985	1985	3	20	320	
4	1242	WD DECK A	0	100	0	0	515.00	SF	10.00	10.00	100	1991	1991	3	20	1,030	
5	0681	POLE SHED	0	100	28	20	560.00	SF	15.00	15.00	100	1998	1998	3	24	2,016	
6	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	1998	1998	3	24	2,592	
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	1998	1998	3	24	3,226	
8	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	90	4,860	
9	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2021	2021	3	90	4,860	

LAND DESCRIPTION

TOTAL OB/XF 24,833

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,500							
2	005500	A	TIMBER 2 N S	0	0005	OR	0.00	0.00	35.50	AC		1.00	1.00	1.00	530.00	530.00	18,815							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	35.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	390,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.00 Total Land Value: 68,315 Market: 390,500 Agricultural: 18,815 Common: 49,500 PRINTED 07/09/2026 BY SYS

SE1/4 OF NE1/4
IN OR 2166/1898
OR 85/309 & L/E OR 711/1526

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BRYCEVILLE, FL 32009

2026

28-1S-23-0000-0002-0000

BUILDING CHARACTERISTICS

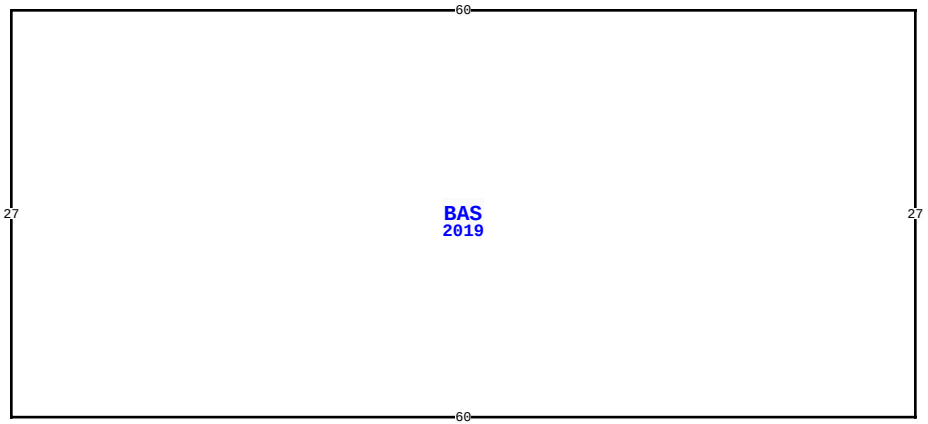
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2019	1,620	58,316
TOTALS	1,620			1,620	58,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	121.0000	102.85	166,617	1993	1998	0	0	0	65.00	35.00

2 M/H 93- 100% - 2018 Heated Area: 1620 HX Base Yr 2018



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0711/1526	8/19/1994	QC	U	I	18	100
GRANTOR: HUNT RICHARD & SADIE						
GRANTEE: WARREN & HUNT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S27 E60 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

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.00 Total Land Value: 68,315 Market: 390,500 Agricultural: 18,815 Common: 49,500 PRINTED 07/09/2026 BY SYS