PT SEC 39 & 49-4N-23E
IN OR 2488/1074
(EX PT IN OR 2710/186 & OR 2843/

BLAKE BRHYSEN LLC
PO BOX 366
HILLIARD, FL 32046

**2026**

**49-4N-23-0000-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 31 | HARDIE BRD 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |

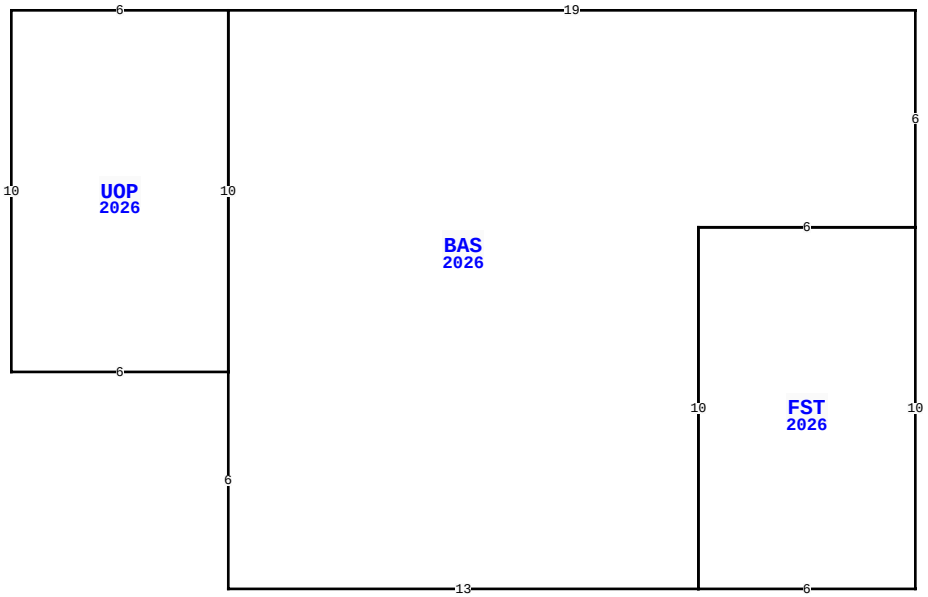
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 244 | 100 | 2026 | 244 | 20,167 |
| FST | 60 | 55 | 2026 | 33 | 2,728 |
| UOP | 60 | 20 | 2026 | 12 | 992 |
| TOTALS | 364 | | | 289 | 23,887 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0150 | 01 | 289 | 159.3900 | 89.26 | 25,796 | 1970 | 2010 | 0 | 0 | 0 | 7.40 | 92.60 |

1 ACCESORY U 0% - 2026 Heated Area: 244 HX Base Yr




POPE DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/03/2024 DC |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 23,887 |
| TOTAL MARKET OB/XF VALUE | 24,000 |
| TOTAL LAND VALUE - MARKET | 347,610 |
| TOTAL MARKET VALUE | 395,497 |
| SOH/AGL Deduction | 26,046 |
| ASSESSED VALUE | 369,451 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 369,451 |
| TOTAL JUST VALUE | 395,497 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 412,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/1074 | 8/17/2021 | QC | U | V | 11 | 100 |
| GRANTOR: CARTER DEBORAH HOPKIN | | | | | | |
| GRANTEE: BLAKE BRHYSEN LLC | | | | | | |
| 2488/1066 | 8/17/2021 | SW | Q | I | 05 | 503,000 |
| GRANTOR: CARTER DEBORAH HOPKIN | | | | | | |
| GRANTEE: BLAKE BRHYSEN LLC | | | | | | |

### BUILDING NOTES

### 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 | 2810 | MH SPACE | 0 | 0 | 0 | 0 | 10.00 | SF | 2,400.00 | 2,400.00 | 100 | 1993 | 1993 | 3 | 100 | 24,000 | |

### BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] S6 W6 S10 W13 N6 N10 E19 $
UOP=[YR=2026;ORIG=51,10] W6 S10 E6 N10 $
FST=[YR=2026;ORIG=64,16] E6 S10 W6 N10 $
.

### LAND DESCRIPTION

TOTAL OB/XF 24,000

| 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 | 001000 | C | COMMERCIAL | 0 | 0007 | CG | | | 463,480.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 347,610 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.64 Total Land Value: 347,610 Market: 0 Agricultural: 0 Common: 347,610 PRINTED 07/09/2026 BY SYS