IN SEC 19 & 30
IN OR 2396/512 (EX 4-19)
ESMT IN OR 437/778

GRANVILLE ROBERT W JR/LIVINGSTON JESSICA E ET AL
5795 HORSESHOE CIR
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,474
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	86,474
SOH/AGL Deduction	32,731
ASSESSED VALUE	53,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,743
TOTAL JUST VALUE	86,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633361	DEMOLITION	0	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2396/0512	9/28/2020	WD	U	I	11	100
GRANTOR: WRIGHT MARJORIE ANN						
GRANTEE: GRANVILLE ROBERT W						
2071/0493	9/08/2016	QC	U	I	11	100
GRANTOR: WRIGHT JESSE L ET AL						
GRANTEE: WRIGHT JESSE L & MA						

6633 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
3	0812	CONCRETE C	0	0	0	0	1,304.00	SF	4.00	4.00	100	1977	1977	3	29	1,513	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1977	1977	3	100	6,000	
5	0351	CARPORT MT	0	0	35	20	700.00	SF	6.90	6.90	100	2017	2017	3	82	3,961	

LAND DESCRIPTION

TOTAL OB/XF 11,474

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 12/12/2017 BY TW Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS