PARCEL 7
IN OR 1047/1830
ESMT IN OR 761/1354

HARRISON JENNIFER V TRUSTEE/PRINGLE PATRICIA H REV
6674 BRAMBLE HEDGE LANE
BRYCEVILLE, FL 32009

2023

19-1S-24-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

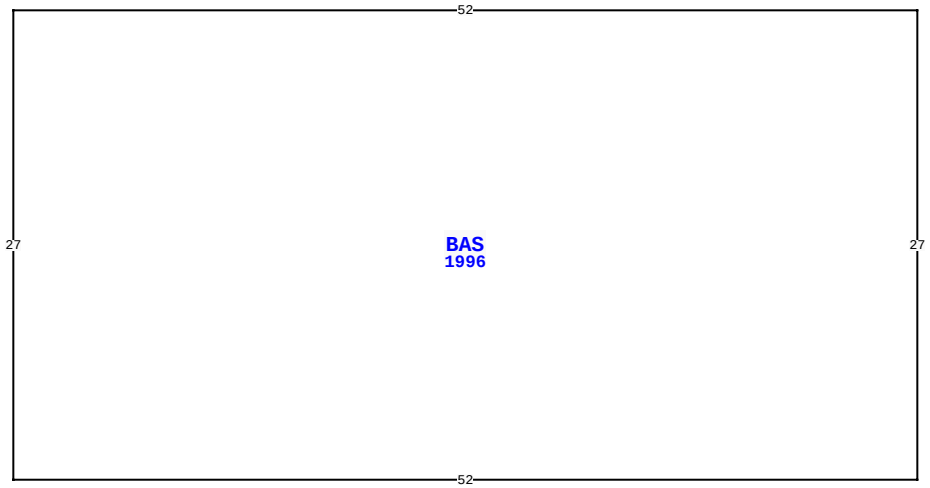
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	55,475
TOTALS	1,404		1,404	55,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	141.1200	98.78	138,687	1996	1996	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2018 Heated Area: 1404 HX Base Yr 2018



6674 BRAMBLE HEDGE LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,475
TOTAL MARKET OB/XF VALUE		756
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		116,711
SOH/AGL Deduction		35,624
ASSESSED VALUE		81,087
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,087
TOTAL JUST VALUE		116,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996390	XFOB	6,000	08/01/1999
MHU96145	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1047/1830	4/03/2002	WD	U	I	01	100
GRANTOR: PRINGLE PATRICIA						
GRANTEE: PRINGLE PATRICIA ET						
0601/0741	7/09/1990	WD	U	I	01	100
GRANTOR: PRINGLE ANN						
GRANTEE: PRINGLE VANIS & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W52 S27 E52 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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	
2	0570	JUNK HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	1943	1943	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 756

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	100	0004	OR	0.00	0.00	2.24	AC		1.00	1.00	0.90	30,000.00	27,000.00	60,480							

REVIEW DATE 04/27/2017 BY TWX Total Acres: 2.24 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/02/2023 BY SYS