IN OR 2287/706
PARCEL 3 SEC 05-2S-23 &
PARCEL 4-8 SEC 06-2S-23

HERMAN BRANDON
6688 HORSESHOE DR
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

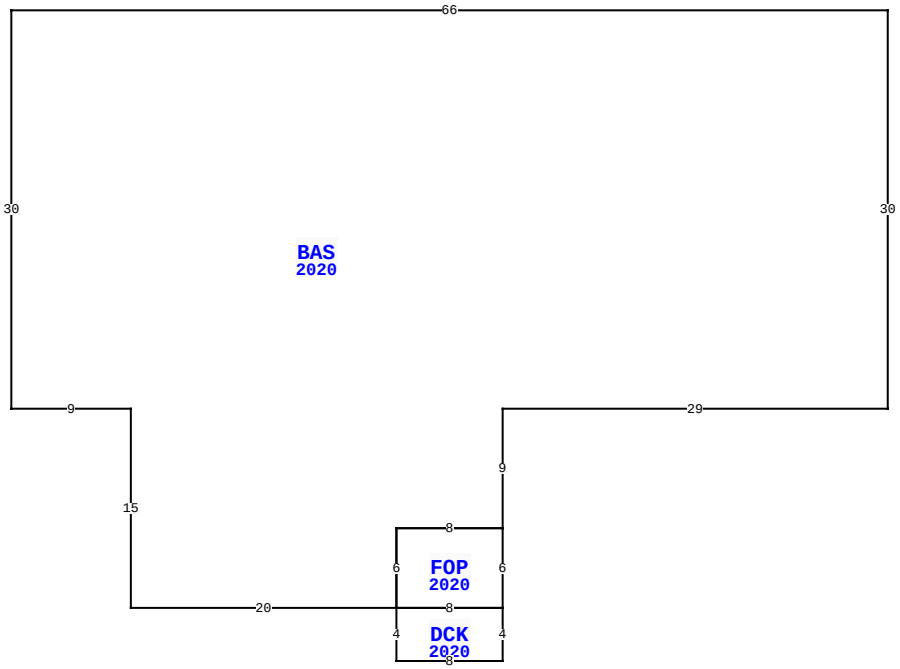
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2,352	219,840
DCK	32	15	5	468
FOP	48	30	14	1,309
TOTALS	2,432		2,371	221,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,371	128.4800	96.36	228,470	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 2352 HX Base Yr 2022



6688 HORSESHOE CIR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,398
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		288,863
SOH/AGL Deduction		56,812
ASSESSED VALUE		232,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,051
TOTAL JUST VALUE		288,863
NCON VALUE		15,782
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010045	GARAGE	49,461	08/04/2023
20009719	CO ISSUED	0	10/14/2020
19009896	MH MOVE-ON	0	09/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/0706	6/28/2019	WD	Q	V	01	20,600
GRANTOR: PLEMMONS MATTHEW & GA						
GRANTEE: HERMAN BRANDON						
2006/1390	9/30/2015	WD	U	V	12	12,000
GRANTOR: COUNTRY FEDERAL CREDI						
GRANTEE: PLEMMONS MATTHEW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S30 E9 S15 E20 DCK=[YR=2020] S4 E8 N4
FOP=[YR=2020] N6 W8 S6 E8$ W8$ N6 E8 N9 E29 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	48,000							

REVIEW DATE 12/21/2023 BY WWX Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS

IN OR 2287/706
PARCEL 3 SEC 05-2S-23 &
PARCEL 4-8 SEC 06-2S-23

HERMAN BRANDON
6688 HORSESHOE DR
BRYCEVILLE, FL 32009

2024

05-2S-23-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

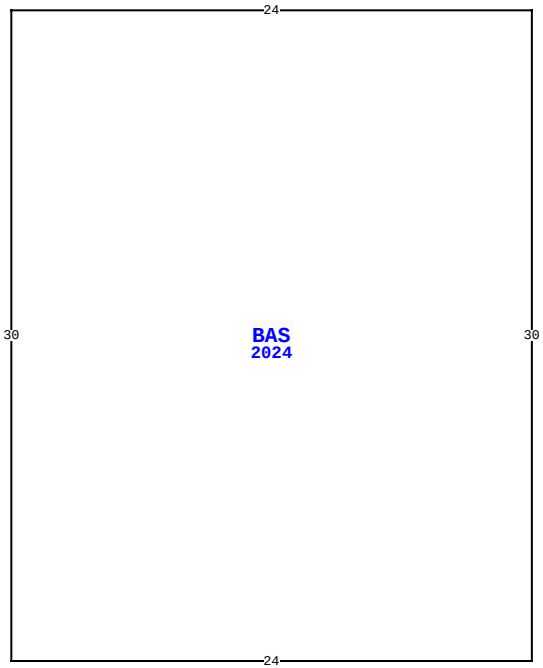
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,782
TOTALS	720		720	15,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 720 HX Base Yr 2022



6688 HORSESHOE CIR, BRYCEVILLE

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,398
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		288,863
SOH/AGL Deduction		56,812
ASSESSED VALUE		232,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,051
TOTAL JUST VALUE		288,863
NCON VALUE		15,782
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/0706	6/28/2019	WD	Q	V	01	20,600
GRANTOR: PLEMMONS MATTHEW & GA						
GRANTEE: HERMAN BRANDON						
2006/1390	9/30/2015	WD	U	V	12	12,000
GRANTOR: COUNTRY FEDERAL CREDI						
GRANTEE: PLEMMONS MATTHEW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S30 W24 N30 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/21/2023 BY WWX Total Acres: 2.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 08/06/2024 BY SYS