PT NE1/4 OF SEC 7-2S-23E &
PT NW1/4 OF SEC 8-2S-23E
IN OR 2600/1802

BRADDOCK DWIGHT C & JOAN D
6156 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2024

08-2S-23-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	321,440
TOTAL MARKET VALUE	18,253
SOH/AGL Deduction	0
ASSESSED VALUE	18,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,253
TOTAL JUST VALUE	321,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023818	MH MOVE-ON	0	05/01/2002
MH94425	MH MOVE-ON	15,000	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2600/1802	11/03/2022	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM ANDREW J						
GRANTEE: BRADDOCK DWIGHT C &						
2331/0452	11/08/2019	AD	U	V	21	40,000
GRANTOR: BRADDOCK DWIGHT C OR						
GRANTEE: HIGGINBOTHAM ANDREW						

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

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
1	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	22.96	AC		1.00	1.00	1.00	795.00	795.00	18,253							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	321,440							

REVIEW DATE 05/19/2023 **BY** MLU Total Acres: 22.96 Total Land Value: 18,253 Market: 321,440 Agricultural: 18,253 Common: 0 **PRINTED** 08/06/2024 BY SYS