

PT SE1/4 OF SEC 19-1S-24E IN
OR 2513/196 & ESMT IN
OR 736/158 (EX ESMT IN

GADDY JAMES JR
6669 BRAMBLE HEDGE LANE
BRYCEVILLE, FL 32009

2024

19-1S-24-0000-0007-0020



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 Floop	13	LVT/LAMNT 100
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

Quality	03	Quality Level 03
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	1,836	100	1,836	135,772
DCK	128	15	19	1,405
USP	192	50	96	7,099

TOTALS	2,156		1,951	144,276
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100	0004	OR	0.00	0.00	2.27

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,951	116.0000	87.00	169,737	1996	2016	0	0	0 15.00	85.00
1 M/H 94+ - 100% - 2022											
Heated Area: 1836											
HX Base Yr 2022											
12 8 16 USP 2021 16 DCK 2006 16 56 12 8 BAS 1996 27 68											

6669 BRAMBLE HEDGE LN, BRYCEVILLE	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1996	1996	3	20	96	

TOTAL OB/XF									
96									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		144,276	
TOTAL MARKET OB/XF VALUE		96	
TOTAL LAND VALUE - MARKET		61,290	
TOTAL MARKET VALUE		205,662	
SOH/AGL Deduction		32,889	
ASSESSED VALUE		172,773	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		122,773	
TOTAL JUST VALUE		205,662	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,965	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985653	ADDITION	9,158	12/01/1998
MHU96132	MH MOVE-ON	0	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2513/0196	11/10/2021	WD	Q	I	01	204,000	
GRANTOR: MULDER KELLY & TINA							
GRANTEE: GADDY JAMES JR							
2029/0914	2/18/2016	SW	U	I	18	35,600	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: MULDER KELLY & TINA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2006] W8 USP=[YR=2021] W12 S16 BAS=[YR=1996] W56 S27 E68 N27 W12\$ E12 N16\$ S16 E8 N16\$.									