PT SEC 5-2S-23E & PT OF JOHN
MITZELL GRANT IN
SEC 37-1S-23E IN OR 2662/143

RAY BRANDON S
11132 DURANGO TRL
BRYCEVILLE, FL 32009

2024

37-1S-23-0000-0006-0160

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

7644 HORSESHOE CIR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	0
TOTAL MARKET OB/XF VALUE	6,720
TOTAL LAND VALUE - MARKET	129,504
TOTAL MARKET VALUE	136,224
SOH/AGL Deduction	0
ASSESSED VALUE	136,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,224
TOTAL JUST VALUE	136,224
NCON VALUE	6,720
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240005862	NEW MANUFACTURED	0	05/14/2024
B240004548	INSTALL METAL ACC	163,684	04/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/143	8/15/2023	QC	U	V	11	100

GRANTOR: DENNIS ANTHONY K & JE

GRANTEE: RAY BRANDON S

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
1	0681	POLE SHED	0	0	40	20	800.00	SF	15.00	15.00	100	2024	2009		56	6,720	

LAND DESCRIPTION

TOTAL OB/XF 6,720

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	0006		0.00	0.00	8.52	AC		1.00	1.00	0.80	19,000.00	15,200.00	129,504							

REVIEW DATE 08/23/2023 BY WWA Total Acres: 8.52 Total Land Value: 129,504 Market: 0 Agricultural: 0 Common: 129,504 PRINTED 08/06/2024 BY SYS