PT SW1/4 & PT SE1/4 OF SEC
6-2S-23E & PT NW1/4 & PT NE1/4
OF SEC 7-2S-23E

JMC WORTH COUNTY PROPERTIES
PO BOX 179
CALLAHAN, FL 32011-0179

2025

06-2S-23-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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	05/09/2025 MLU
INC DATE		AG DATE	11/22/2024 KBA

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	0
TOTAL LAND VALUE - MARKET	648,870
TOTAL MARKET VALUE	81,359
SOH/AGL Deduction	0
ASSESSED VALUE	81,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,359
TOTAL JUST VALUE	648,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010401	REPAIR/RRF	0	10/28/2020
B25924	REMODEL	2,398	04/01/2012
E23123	CHNGE SRVC	0	12/01/2010
2746	H/AC	2,500	10/03/1988
3220	NEW CONSTR	0	10/03/1988
5409	NEW CONSTR	2,000	10/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2453/1723	3/17/2021	WD	U	V	11	100
GRANTOR: BRADDOCK PATRICIA J						
GRANTEE: JMC WORTH COUNTY PR						
2293/1150	6/14/2019	WD	Q	I	01	650,000
GRANTOR: BRADDOCK PATRICIA J						
GRANTEE: JMC WORTH COUNTY PR						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	120.19	AC		1.00	1.00	1.00	525.00	525.00	63,100							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	96.10	AC		1.00	1.00	1.00	190.00	190.00	18,259							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	216.29	AC		1.00	1.00	1.00	3,000.00	3,000.00	648,870							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 216.29 Total Land Value: 81,359 Market: 648,870 Agricultural: 81,359 Common: 0 PRINTED 07/30/2025 BY SYS