OR 1917/1730
EX 4-23 EX ESMT OR 568/569
EX ESMT IN OR 795/745

WHITTEMORE MANCIL
6593 CR 119
BRYCEVILLE, FL 32009-1821

2025

19-1S-24-0000-0004-0170

BUILDING CHARACTERISTICS

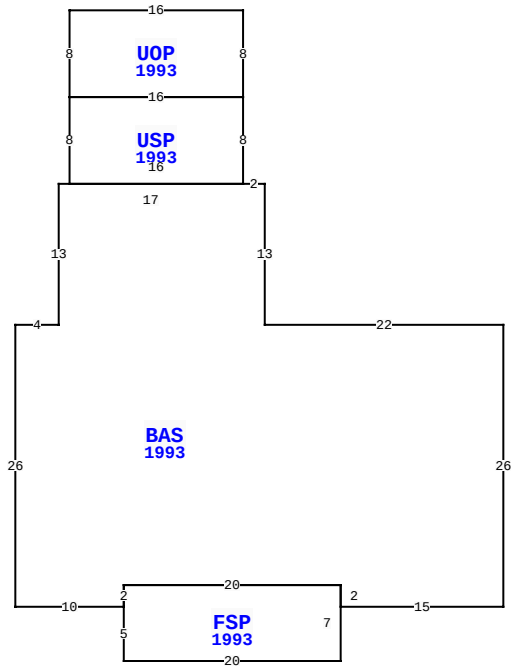
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1993	1,377	58,021
FSP	140	40	1993	56	2,360
UOP	128	20	1993	26	1,096
USP	128	30	1993	38	1,601
TOTALS	1,773			1,497	63,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,497	78.0300	78.03	116,811	1947	1947	0	0	0	46.00	54.00

1 SINGLE FAM – 0% - 0 Heated Area: 1377 HX Base Yr



6625 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,078
TOTAL MARKET OB/XF VALUE	6,189
TOTAL LAND VALUE - MARKET	91,000
TOTAL MARKET VALUE	160,267
SOH/AGL Deduction	17,530
ASSESSED VALUE	142,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,737
TOTAL JUST VALUE	160,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7787	MH MOVE-ON	32,500	04/24/1989
7787	MH MOVE-ON	0	04/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1917/1730	4/14/2014	QC	U	I	11	100
GRANTOR: NASH DIANE						
GRANTEE: WHITTEMORE MANCIL						
2012/0819	2/11/2014	PR	U	I	19	100
GRANTOR: WHITTEMORE MANCIL P/R						
GRANTEE: NASH DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 N13 W2 USP=[YR=1993] N8 UOP=[YR=1993] N8 W16 S8 E16 $ W16 S8 E16 $ W17 S13 W4 S26 E10 FSP=[YR=1993] S5 E20 N7 W20 S2 $ N2 E20 S2 E15 N26 $.

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	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	1980	1980	3	20	4,200	
2	0810	CONCRETE A	0	0	3	32	96.00	SF	6.50	6.50	100	1996	1996	3	70	437	
3	0752	USP	0	0	20	16	320.00	SF	15.00	15.00	100	1997	1997	3	24	1,152	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 6,189

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	000100	C	RES	0	0004	OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,000							

REVIEW DATE 03/26/2024 BY WWA Total Acres: 2.60 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 07/30/2025 BY SYS