PT SECS 19 & 30-1S-24E
IN OR 2693/1596

GOOLSBY PAUL & KIMBERLY
6887 CR 119
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0240

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 Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

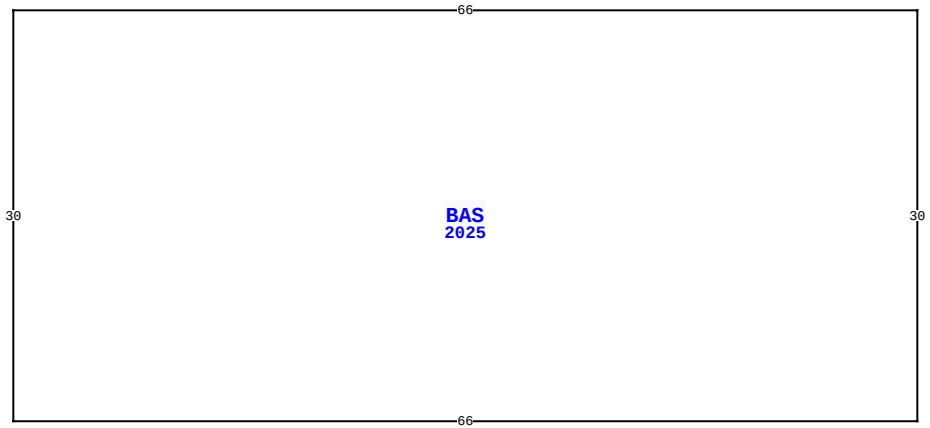
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2025	1,980	211,133
TOTALS	1,980			1,980	211,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	126.7200	107.71	213,266	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 1980 HX Base Yr 2022



6887 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		233,280
TOTAL MARKET OB/XF VALUE		22,332
TOTAL LAND VALUE - MARKET		89,600
TOTAL MARKET VALUE		345,212
SOH/AGL Deduction		40,219
ASSESSED VALUE		304,993
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		254,271
TOTAL JUST VALUE		345,212
NCON VALUE		211,133
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002886	REPLACEMENT DOUBL	0	03/13/2024
MH240000033	REPLACEMENT DOUBL	0	01/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/1596	2/09/2024	QC	U	I	11	100
GRANTOR: GOOLSBY PAUL B						
GRANTEE: GOOLSBY PAUL & KIMB						
2578/1440	7/18/2022	WD	U	I	16	44,100
GRANTOR: GOOLSBY PAUL						
GRANTEE: GOOSLBY PAUL & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E66 S30 W66 N30 $
.

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
5	0680	POLE SHED	0	100	61	23	1,403.00	SF	10.00	10.00	100	1979	1979	3	20	2,806	
6	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	1979	1979	3	29	226	
7	0510	GARAGE WD-	0	100	39	25	975.00	SF	29.75	29.75	100	2002	2002	3	29	8,412	
8	0351	CARPORT MT	0	100	25	13	325.00	SF	10.00	10.00	100	2002	2002	3	20	650	
9	0812	CONCRETE C	0	100	0	0	3,240.00	SF	4.00	4.00	100	2001	2001	3	79	10,238	

LAND DESCRIPTION

TOTAL OB/XF 22,332

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	100	0004	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,600							

REVIEW DATE 02/12/2024 BY WW Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 07/30/2025 BY SYS

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IN OR 2693/1596

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6887 CR 119
BRYCEVILLE, FL 32009

2025

19-1S-24-0000-0004-0240

BUILDING CHARACTERISTICS

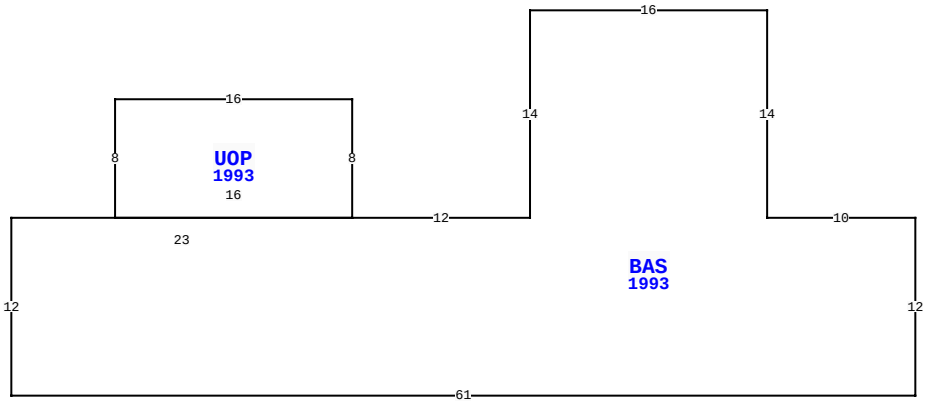
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	956	100	1993	956	21,430
UOP	128	25	1993	32	717
TOTALS	1,084			988	22,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	988	93.4000	74.72	73,823	1972	1972	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 956 HX Base Yr 2022



6887 CR 119, BRYCEVILLE

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2578/1440	7/18/2022	WD	U	I	16	44,100
GRANTOR: GOOLSBY PAUL						
GRANTEE: GOOSLBY PAUL & KIMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N14 W16 S14 W12 UOP=[YR=1993] N8 W16 S8 E16$ W23 S12 E61 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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