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

2025

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

NASSAU COUNTY PROPERTY

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	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

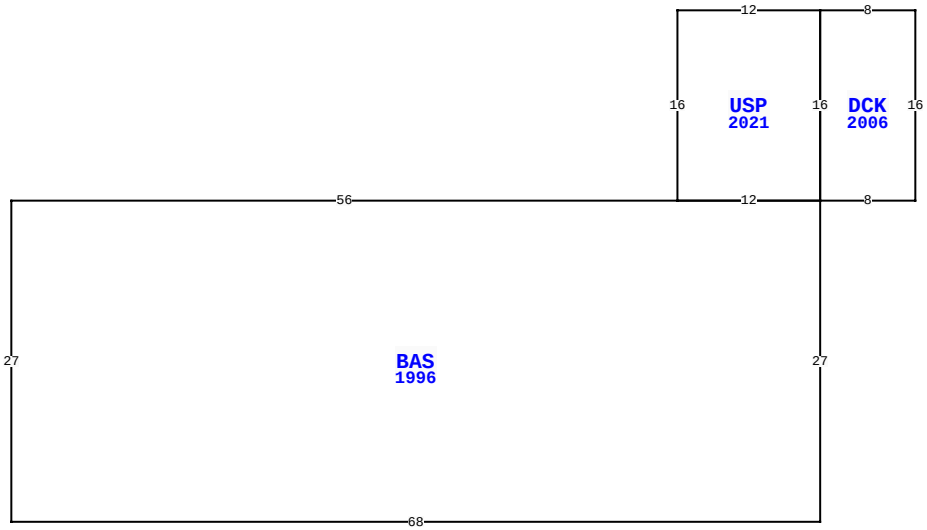
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1996	1,836	144,824
DCK	128	15	2006	19	1,498
USP	192	50	2021	96	7,573
TOTALS	2,156			1,951	153,895

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	98.60	192,369	1996	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2022 Heated Area: 1836 HX Base Yr 2022



6669 BRAMBLE HEDGE LN, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		153,895
TOTAL MARKET OB/XF VALUE		96
TOTAL LAND VALUE - MARKET		71,505
TOTAL MARKET VALUE		225,496
SOH/AGL Deduction		47,713
ASSESSED VALUE		177,783
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,061
TOTAL JUST VALUE		225,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,662

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

BUILDING DIMENSIONS

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

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	1242	WD DECK A	0	100	8	6	48.00	SF	10.00	10.00	100	1996	1996	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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	2.27	AC		1.00	1.00	0.90	35,000.00	31,500.00	71,505							

REVIEW DATE 04/14/2022 BY TWA Total Acres: 2.27 Total Land Value: 71,505 Market: 0 Agricultural: 0 Common: 71,505 PRINTED 07/30/2025 BY SYS