PT OF GOVT LOT 6
PT OF SECS 37 & 33
IN OR 1347/1529

STEWART BRUCE M & BONNIE
8156 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

37-1S-23-0000-0006-0080

BUILDING CHARACTERISTICS

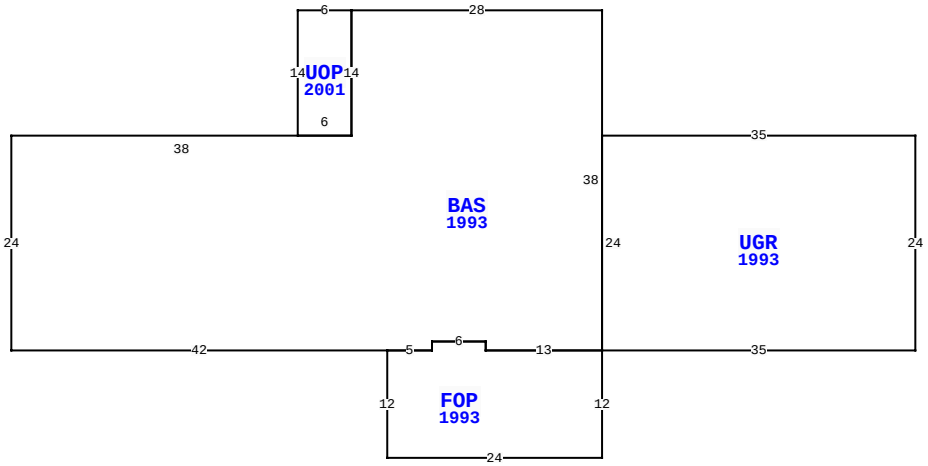
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,970	100	1993	1,970	63,970
FOP	294	30	1993	88	2,858
UGR	840	45	1993	378	12,275
UOP	84	25	2001	21	682
TOTALS	3,188			2,457	79,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,457	135.3000	108.24	265,946	1976	1992	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1970 HX Base Yr



6182 PATTIES PATH, BRYCEVILLE

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0200	BARN WD 0-	0	0	0	0	1,360.00	SF	20.00	20.00	100	1980	1980	3	20	5,440	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0812	CONCRETE C	0	0	0	0	2,058.00	SF	4.00	4.00	100	1990	1990	3	57	4,692	
4	0351	CARPORT MT	0	0	34	18	612.00	SF	10.00	10.00	100	2021	2021	3	90	5,508	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	95,378
TOTAL MARKET OB/XF VALUE	17,180
TOTAL LAND VALUE - MARKET	122,265
TOTAL MARKET VALUE	234,823
SOH/AGL Deduction	50,336
ASSESSED VALUE	184,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,487
TOTAL JUST VALUE	234,823
NCON VALUE	15,594
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615259	REPAIR/RRF	6,000	08/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1529	9/07/2005	WD	Q	I		149,900
GRANTOR: FRASER LISA D						
GRANTEE: STEWART BRUCE M & B						
1047/1121	4/02/2002	WD	Q	I		118,000
GRANTOR: CASON PATRICIA J						
GRANTEE: FRASER LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 UOP=[YR=2001] W6 S14 E6 N14 $ S14 W38 S24 E42 FOP=[YR=1993] S12 E24 N12 UGR=[YR=1993] E35 N24 W35 S24 $ W13 N1 W6 S1 W5 $ E5 N1 E6 S1 E13 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 17,180

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	6.27	AC		1.00	1.00	1.00	19,500.00	19,500.00	122,265							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.27 Total Land Value: 122,265 Market: 0 Agricultural: 0 Common: 122,265 PRINTED 07/30/2025 BY SYS

PT OF GOVT LOT 6
PT OF SECS 37 & 33
IN OR 1347/1529

STEWART BRUCE M & BONNIE
8156 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2025

37-1S-23-0000-0006-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

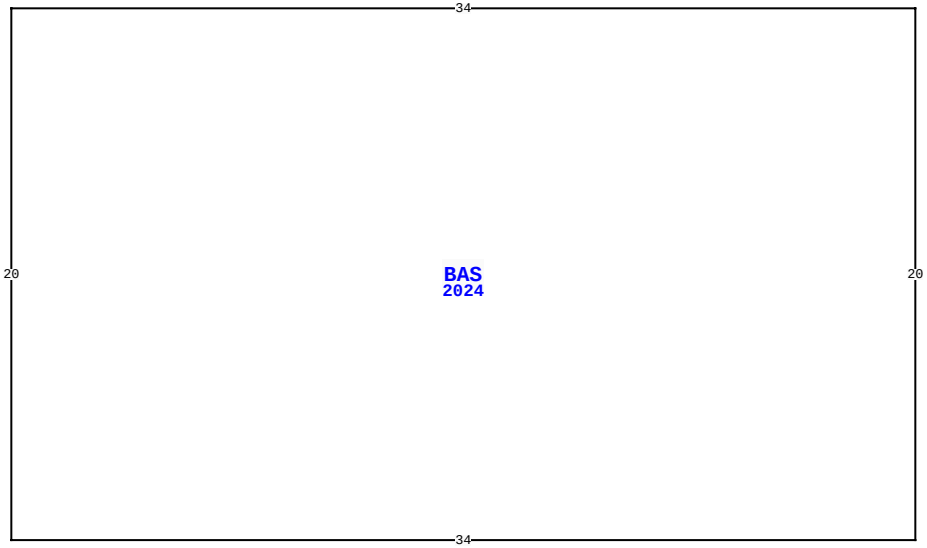
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	2024	680	15,594
TOTALS	680			680	15,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	680	63.2500	23.40	15,912	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 2025 Heated Area: 680 HX Base Yr



6182 PATTIES PATH, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	95,378
TOTAL MARKET OB/XF VALUE	17,180
TOTAL LAND VALUE - MARKET	122,265
TOTAL MARKET VALUE	234,823
SOH/AGL Deduction	50,336
ASSESSED VALUE	184,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,487
TOTAL JUST VALUE	234,823
NCON VALUE	15,594
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1529	9/07/2005	WD	Q	I		149,900
GRANTOR: FRASER LISA D						
GRANTEE: STEWART BRUCE M & B						
1047/1121	4/02/2002	WD	Q	I		118,000
GRANTOR: CASON PATRICIA J						
GRANTEE: FRASER LISA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,20] E34 S20 W34 N20 $
.

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.27 Total Land Value: 122,265 Market: 0 Agricultural: 0 Common: 122,265 PRINTED 07/30/2025 BY SYS