

IN OR 2287/706
PARCEL 3 SEC 05-2S-23 &
PARCEL 4-8 SEC 06-2S-23

HERMAN BRANDON
6688 HORSESHOE DR
BRYCEVILLE, FL 32009

2026

05-2S-23-0000-0003-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

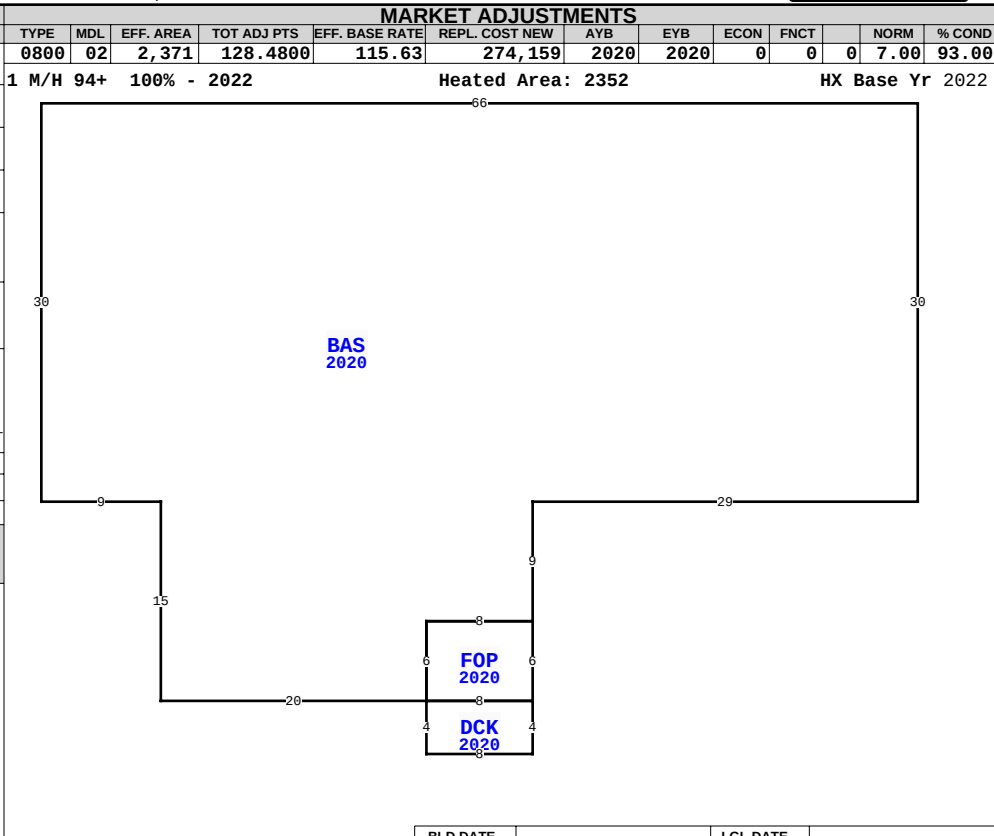
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2020	2,352	252,925
DCK	32	15	2020	5	538
FOP	48	30	2020	14	1,506
TOTALS	2,432			2,371	254,968

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00

REVIEW DATE 12/21/2023 BY WWX



6688 HORSESHOE CIR, BRYCEVILLE	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00

Total Acres: 2.00 Total Land Value: 54,400 Market: 0 Agricultural: 0 Common: 54,400

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					272,375				
TOTAL MARKET OB/XF VALUE					3,430				
TOTAL LAND VALUE - MARKET					54,400				
TOTAL MARKET VALUE					330,205				
SOH/AGL Deduction					84,978				
ASSESSED VALUE					245,227				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					193,816				
TOTAL JUST VALUE					330,205				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					322,135				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010045	GARAGE	49,461	08/04/2023
20009719	CO ISSUED	0	10/14/2020
19009896	MH MOVE-ON	0	09/19/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2287/0706	6/28/2019	WD	Q	V	01	20,600	
GRANTOR: PLEMMONS MATTHEW & GA							
GRANTEE: HERMAN BRANDON							
2006/1390	9/30/2015	WD	U	V	12	12,000	
GRANTOR: COUNTRY FEDERAL CREDI							
GRANTEE: PLEMMONS MATTHEW &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W66 S30 E9 S15 E20 DCK=[YR=2020] S4 E8 N4									
FOP=[YR=2020] N6 W8 S6 E8\$ W8\$ N6 E8 N9 E29 N30\$.									

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