

PT OF S1/2 EAST OF COUNTY R/W
PT OR 2266/577
(EX OR 932/1089 &OR 2258/1805)

GRANVILLE ROBERT W JR/GRANVILLE GOAT A
5795 HORSESHOE CIRCLE
BRYCEVILLE, FL 32009

2026

07-2S-23-0000-0004-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6											
																		VALUATION SUMMARY											
VALUATION BY																	STANDARD												
Tax Group: 6																	Tax Dist:												
BUILDING MARKET VALUE																	0												
TOTAL MARKET OB/XF VALUE																	0												
TOTAL LAND VALUE - MARKET																	195,500												
TOTAL MARKET VALUE																	6,220												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	6,220												
TOTAL EXEMPTION VALUE																	0												
BASE TAXABLE VALUE																	6,220												
TOTAL JUST VALUE																	195,500												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	178,250												
DOR CODE																	5400TIMBERLAND 90+												
MAP NUM																	MKT AREA 09												
NEIGHBORHOOD/LOC																	9001.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																	HORSESHOE CIR, BRYCEVILLE												
EXTRA FEATURES																	BLD DATE XF DATE INC DATE												
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	LGL DATE LAND DATE AG DATE													
																	05/12/2026 MLU												
																	01/16/2026 KBA												
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
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					
1	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	690.00	690.00	5,520												
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.50	AC		1.00	1.00	1.00	200.00	200.00	700												
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	17,000.00	17,000.00	195,500												
REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.50 Total Land Value: 6,220 Market: 195,500 Agricultural: 6,220 Common: 0 PRINTED 07/09/2026 BY SYS																													