IN SECS 19 & 30
IN OR 2863/0669 PARCELS 1 & 2
ESMT IN OR 437/778

WRIGHT MARJORIE A L/E/
6655 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2026

19-1S-24-0000-0004-0190

BUILDING CHARACTERISTICS

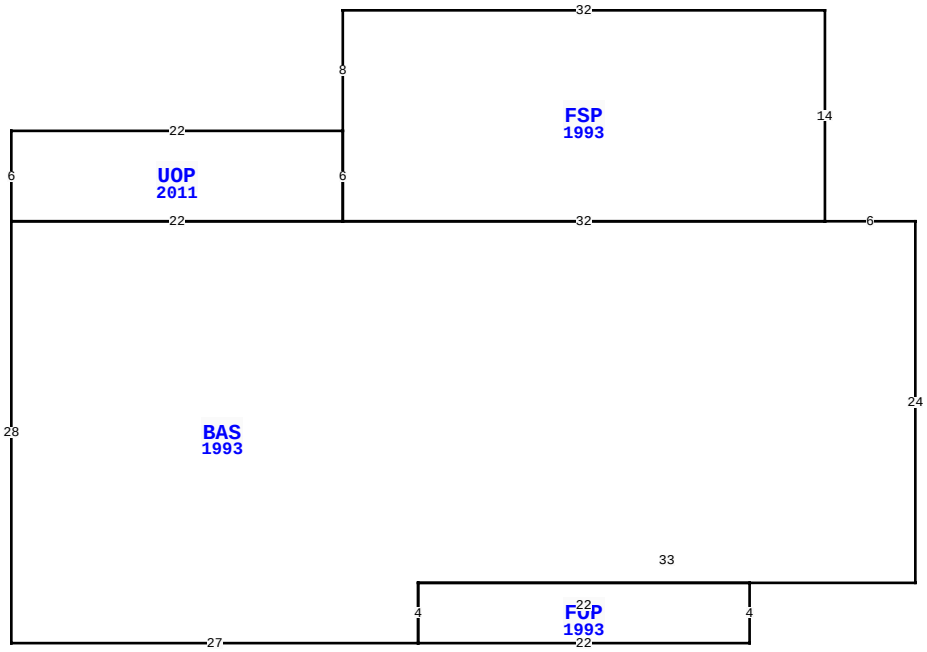
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	1,548	100	1993	1,548	145,186
FOP	88	30	1993	26	2,439
FSP	448	40	1993	179	16,788
UOP	132	20	2011	26	2,439
TOTALS	2,216			1,779	166,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	116.7600	122.60	218,105	1978	1978	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 0 Heated Area: 1548 HX Base Yr



6655 CR 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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		166,850
TOTAL MARKET OB/XF VALUE		56,957
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		328,807
SOH/AGL Deduction		131,763
ASSESSED VALUE		197,044
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		135,633
TOTAL JUST VALUE		328,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4006	N/A	13,000	04/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2863/0669	4/23/2026	WD	U	I	11	100
GRANTOR: WRIGHT MARJORIE A L/E						
GRANTEE: GRANVILLE ROBERT W						
2855/932	3/15/2026	QC	U	I	11	100
GRANTOR: WRIGHT MARJORIE A						
GRANTEE: WRIGHT MARJORIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W6 W32 W22 S28 E27 N4 E33 N24 $
FSP=[YR=1993;ORIG=-6,0] N14 W32 S8 S6 E32 $
FOP=[YR=1993;ORIG=-33,28] E22 N4 W22 S4 $
UOP=[YR=2011;ORIG=-60,-6] E22 S6 W22 N6 $
.

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	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	1987	1987	3	20	5,460	
3	0860	POOL/SPA	0	100	30	14	1.00	UT	50,000.00	50,000.00	100	1987	1987	04	85	42,500	
6	0351	CARPORT MT	0	0	35	20	700.00	SF	6.90	6.90	100	2017	2017	3	70	3,381	
8	0350	CARPORT WD	0	100	36	30	1,080.00	SF	13.00	13.00	100	2011	2011	3	40	5,616	

LAND DESCRIPTION

TOTAL OB/XF 56,957

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	2.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	42,000							
2	000100	C	RES	100	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	63,000							

REVIEW DATE 04/28/2026 BY WWA Total Acres: 5.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS