PT OF SEC 33-1S-23E
IN OR 2169/1353
ESMT IN OR 2694/1765

MCARTHUR TAMMY L & MARGARET
6491 CR 121
BRYCEVILLE, FL 32009

2026

33-1S-23-0000-0004-0120

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

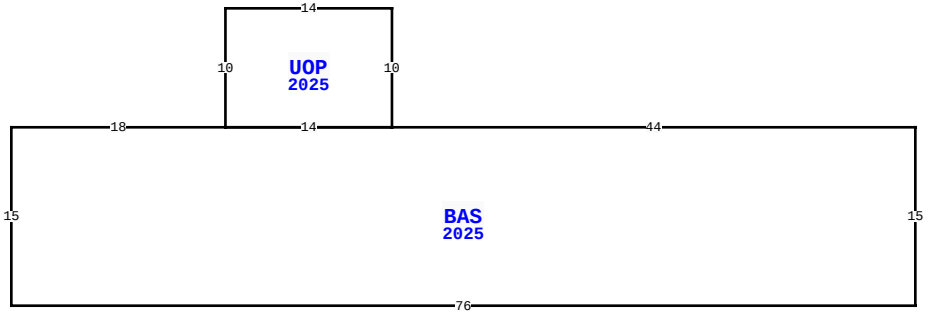
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2025	1,140	117,013
UOP	140	25	2025	35	3,593
TOTALS	1,280			1,175	120,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,175	115.2000	103.68	121,824	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2025 Heated Area: 1140 HX Base Yr 2025



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,379
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		69,700
TOTAL MARKET VALUE		196,079
SOH/AGL Deduction		0
ASSESSED VALUE		196,079
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,668
TOTAL JUST VALUE		196,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240003498	NEW 2024 MANUFACT	0	03/27/2024
MH230015623	16X76 SWMH	0	12/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2169/1353	1/10/2018	QC	U	V	11	100

GRANTOR: THOMAS RUTH S
GRANTEE: MCARTHUR TAMMY L &

6491 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,25] E18 E14 E44 S15 W76 N15 $
UOP=[YR=2025;ORIG=68,15] E14 S10 W14 N10 $
.

EXTRA FEATURES

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

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	000100	C	RES	100		OR	0.00	0.00	2.05	AC		1.00	1.00	1.00	34,000.00	34,000.00	69,700							

REVIEW DATE 02/12/2024 BY WW Total Acres: 2.05 Total Land Value: 69,700 Market: 0 Agricultural: 0 Common: 69,700 PRINTED 07/09/2026 BY SYS

PT OF SEC 33-1S-23E
IN OR 2169/1353
ESMT IN OR 2694/1765

MCARTHUR TAMMY L & MARGARET
6491 CR 121
BRYCEVILLE, FL 32009

2026

33-1S-23-0000-0004-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 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	02	WOOD FRAME 100
Quality	06	Quality Level 06

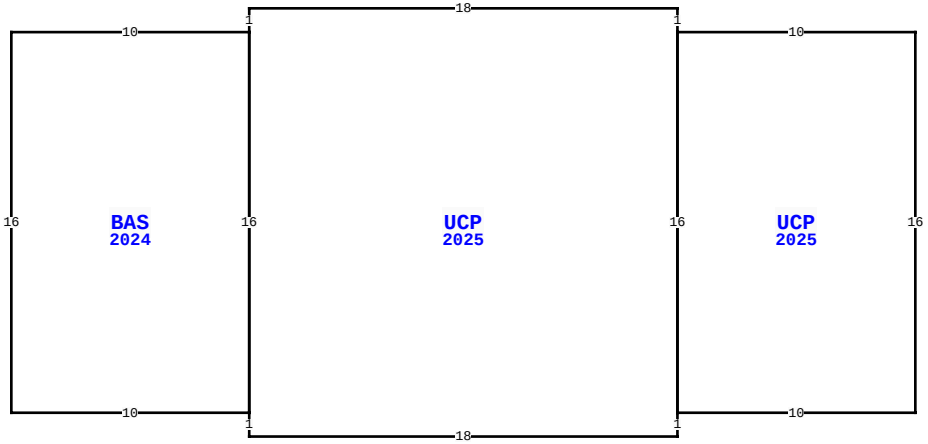
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	2024	160	3,594
UCP	160	20	2025	32	719
UCP	324	20	2025	65	1,460
TOTALS	644			257	5,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	257	58.1900	22.69	5,831	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 160 HX Base Yr 2025



6491 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,668
TOTAL JUST VALUE		196,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/1353	1/10/2018	QC	U	V	11	100

GRANTOR: THOMAS RUTH S
GRANTEE: MCARTHUR TAMMY L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,20] E10 S16 W10 N16 $
UCP=[YR=2025;ORIG=50,19] E18 S1 S16 S1 W18 N1 N16 N1 $
UCP=[YR=2025;ORIG=68,20] E10 S16 W10 N16 $
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EXTRA FEATURES

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

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

REVIEW DATE 02/12/2024 BY WW Total Acres: 2.05 Total Land Value: 69,700 Market: 0 Agricultural: 0 Common: 69,700 PRINTED 07/09/2026 BY SYS